DESIGN AND DEVELOPMENT CONTACTS:

LAND USE ATTORNEY:

DEVELOPER/APPLICANT:

SURVEYOR:

WALSH COLUCCI LUBELEY & WALSH 2200 CLARENDON BLVD., SUITE 1300

ARLINGTON, VA 22201 CONTACT: M. CATHARINE PUSKAR

TEL: (703) 582-4700 TACO BELL, LLC

3016 LANTA LANE MARIETTA, GA 30062 CONTACT: DAVID BOHANON TEL: (678) 469-3307

CIVIL ENGINEER: CORE STATES GROUP 201 S. MAPLE AVENUE

AMBLER, PA 19002

CONTACT: AARON BODENSCHATZ, P.E. TEL: (215) 809-2125

ARCHITECT: CORE STATES GROUP 58 MOUNT BETHEL ROAD

> SUITE 301 WARREN, NJ 07059

CONTACT: JOHN ZIETKIEWICZ TEL: (908) 462-9700

GRS GROUP, LLC 6703 DELAND COURT

SPRINGFIELD, VA 22152 CONTACT: KEVIN F. STEINHILBER TEL: (732) 422-6700

	ZONING TABLE	
	REQUIRED/ EXISTING	PROPOSED
USE	EXISTING CAR RENTAL	FAST FOOD RESTAURANT W/ DRIVE THRU
ZONE	CG/ COMMERCIAL GENERAL ZONE	CG/ COMMERCIAL GENERAL ZONE
BUILDING CODE ANALYSIS	IBA2	IBA2
AVERAGE FINISH GRADE ELEVATION	94.27	93.95
FAR	0.5 MAX	0.14
EXISTING PARCEL (LOT 501)	NO REQUIRED LOT SIZE / 15,241 SF (0.35 AC)	15,241 SF (0.35 AC)
EXISTING PARCEL (LOT 3244)	NO REQUIRED LOT SIZE / 91,867 SF (2.11 AC)	91,867 SF (2.11 AC)
PROPOSED LEASED AREA	NO REQUIRED LOT SIZE	2,997 SF (0.07 AC)
PROPOSED DEVELOPMENT AREA	NO REQUIRED LOT SIZE	18,238 SF (0.42 AC)
GROSS FLOOR AREA	N/A	2,186 SF
NET FLOOR AREA	N/A	2,186 SF
BUILDING HEIGHT	50 FT	22 ± FT
OPEN SPACE	N/A	4,410 SF (0.03 AC) GROUND LEVEL
PARKING (LOT 501)	11 SPACES REQUIRED 1 SPACE PER 4 SEATS = 42 SEATS / 4 = 11 SPACES	13 STANDARD SPACES 1 ADA SPACE: 14 SPACES TOTAL
PARKING (LOT 3244)	108 SPACES REQUIRED= 1 SPACE PER 200 SF = 19,630 SF / 200 = 99 SPACES + 1,805 SF / 200 = 9 SPACES	107 STANDARD SPACES 6 ADA SPACES: 113 SPACES TOTAL
	SUP2015-0112 EXISTING = 114 SPACES ACTUAL SITE EXISTING = 123 SPACES	
ADA PARKING SPACES	1 SPACE REQUIRED	1 SPACE
LOADING SPACES	0 SPACES REQUIRED	0 SPACES (LOADING AREA ON ADJACENT PARCEL SHOWN ON PLANS)
BIKE SPACES	3 SPACES REQUIRED	4 SPACES
LOT FRONTAGE	NO FRONTAGE REQUIREMENT EX. DUKE STREET: 159.79' EX. N. GORDON STREET: 113.6'	DUKE STREET: 125.02' N. GORDON STREET: 113.6'
PARKING SETBACK	SOUTH - 6' WEST - 6' NORTH - 0' EAST - 0'	SOUTH - 51.61' WEST - 27.48' NORTH - N/A EAST - 30.70'
BUILDING SETBACK	DUKE STREET 25' FROM PROPERTY LINE 75' FROM CENTERLINE	3.40' FROM PROPERTY LINE 63.42' FROM DUKE STREET CENTERLINE
AVERAGE DAILY TRIPS	55	1,080

PRELIMINARY SITE PLAN **FOR** TACO BELL

4213 DUKE STREET CITY OF ALEXANDRIA, VA 22304 DSP #2015-0021 TM #050.03-09-14 LOT 501



1" = 1000'

SHEET INDEX			
SHEET NUMBER	SHEET NAME		
C1	COVER SHEET		
C2	GENERAL NOTES		
C3	ALTA/ACSM LAND TITLE SURVEY BY GRS GROUP, LLC		
C4	ADJACENT SITE EXHIBIT		
C5	CONTEXTUAL SITE PLAN		
C6	EXISTING CONDITIONS / DEMOLITION PLAN		
C7	SITE PLAN		
C8	GRADING / UTILITY PLAN		
C9	CONSTRUCTION DETAILS		
C10-C12	STORMWATER MANAGEMENT PLAN		
C13	DIMENSION PLAN		
C14	FUTURE TRANSIT WAY		
C15	SIGHT CROSS SECTIONS		
C16	SIGHT DISTANCE PLAN		
C17	EROSION AND SEDIMENT CONTROL PLAN: PHASE I		
C18	EROSION AND SEDIMENT CONTROL PLAN: PHASE II		
C19	EROSION AND SEDIMENT CONTROL DETAILS		
C20	LANDSCAPE PLAN		
C21	LANDSCAPE NOTES AND DETAILS		
C22	TRUCK TURN PLAN		
C23-C24	EXTERIOR ELEVATIONS		
C25	EXTERIOR SIGNS		
C26	FLOOR PLAN		

SUP / MODIFICATIONS REQUESTED 1 75' BUILDING SETBACK FROM CENTERLINE OF DUKE STREET 25' BUILDING SETBACK FROM PROPERTY LINE ON DUKE STREET 3 SPECIAL USE PERMIT FOR RESTAURANT SPECIAL USE PERMIT FOR DRIVE-THROUGH FACILITY

EXISTING SURVEY:

ALTA/ACSM LAND TITLE SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHIC WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WERE PROVIDED BY THE FOLLOWING COMPANY AS A CONTRACTOR TO THE

ALTA/ACSM LAND TITLE SURVEY

KEVIN F. STEINHILBER VA PROFESSIONAL LAND SURVEYOR #1653

SOIL INFORMATION:

PER THE UNITED STATES DEPARTMENT OF AGRICULTURE WEB SOIL SURVEY, THE SOIL AT THE PROPOSED SITE LOCATION IS DESIGNATED 95 AND NAMED URBAN LAND. NO ON-SITE CONTAMINATION IS

BASED ON THE RESOURCE PROTECTION AREA BUFFER MAP ADOPTED BY CITY COUNCIL, THERE ARE NO RESOURCE PROTECTION AREAS (RPA'S) ON THIS PROPERTY.

FLOODPLAIN:

THE PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAN) PER THE MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 515519 0005D, MAP EFFECTIVE DATE MAY 15, 1991."

TRIP GENERATION (ADT) COMPARISON:

1,663 S.F. ENTERPRISE CAR RENTAL USE NEW CAR SALES

ITE LU CODE 841

WEEKDAY DAILY: 33.34*1.663= 55 2.03*1.663= 3 AM PEAK:

2,186 S.F. TACO BELL W/ DRIVE THRU

USE FAST FOOD WITH DRIVE THRU ITE LU CODE 934

HOURS OF OPERATION: 6:30 AM - 1:00 AM 6:30 AM - 3:00 AM ON FRIDAY AND SATURDAY

WEEKDAY DAILY: 496.12*2.177= 1,080 49.35*2.177= 107 PM PEAK: 33.48*2.177= 73

AREA TABULATIONS:

EXISTING SITE AREA (LOT 501)

GENERAL NOTES:

= 15,241 SF (0.35 AC) PROPOSED LEASE AREA = 2,997 SF (0.07 AC) PROPOSED TOTAL DEVELOPMENT AREA = 18,238 SF (0.42 AC)

CALCULATIONS BELOW BASED ON PROPOSED TOTAL DEVELOPMENT AREA: TOTAL EXISTING IMPERVIOUS AREA = 14,937 SF (0.34 AC) TOTAL PROPOSED IMPERVIOUS AREA = 13,902 SF (0.32 AC) IMPERVIOUS REDUCTION = 1,035 SF (0.02 AC) = 7% REDUCTION

= 19,300 SF (0.44 AC)

1. NO FLOODPLAINS, RESOURCE PROTECTION AREAS, OR ASSOCIATED BUFFERS EXIST ON SITE.

- PROJECT SITE IS NOT LOCATED IN A COMBINED SEWER AREA. THERE ARE NO KNOWN RESOURCE PROTECTION AREAS WITHIN THE LIMITS OF THE SITE PLAN. 4. THERE ARE NO KNOWN AREAS OF GROUNDWATER CONTAMINATION WITHIN THE LIMITS OF THE
- SITE PLAN. 5. THERE ARE NO KNOWN MARINE CLAYS WITHIN THE PROJECT SITE.
- PROPOSED SANITARY FLOW DOES NOT EXCEED 10,000 GPD.
- . NO KNOWN ARCHEOLOGY SIGNIFICANCE ON SITE DUE TO PRIOR DEVELOPMENT. 8. NO STORMWATER FACILITIES EXIST ON SITE.
- 9. THE APPLICANT WILL COMPLY WITH THE CITY'S GREEN BUILDING POLICY.

STORMWATER NARRATIVE

THE PROPOSED DEVELOPMENT REDUCES THE OVERALL IMPERVIOUSNESS AND REDUCES THE QUANTITY OF RUNOFF LEAVING THE PROJECT SITE.

USING THE RUNOFF REDUCTION METHODOLOGY AND REDEVELOPMENT WORKSHEET IT HAS BEEN DETERMINED THAT APPROXIMATELY 0.08 ACRES OF IMPERVIOUSNESS TREATED BY A MECHANICAL FILTER WITH A 20% PHOSPHORUS REMOVAL EFFICIENCY WILL MEET THE QUALITY REQUIREMENTS

SITE NARRATIVE:

THE SITE IS APPROXIMATELY 0.42 ACRES AND IS CURRENTLY ZONED CG/COMMERCIAL GENERAL. THE APPLICANT PROPOSES TO DEMOLISH THE EXISTING ONE-STORY ENTERPRISE CAR-RENTAL BUILDING AND CONSTRUCT A NEW TACO BELL RESTAURANT WITH DRIVE-THROUGH AND RETENTION OF THE EXISTING SURFACE PARKING. AS PART OF THE DEVELOPMENT SITE PLAN, THE APPLICANT WILL BE REQUESTING A SPECIAL USE PERMIT FOR A DRIVE-THROUGH FACILITY.

SITE HISTORY:

BASED ON THE ENVIRONMENTAL PHASE I SITE ASSESSMENT PERFORMED BY EI ON FEBRUARY 11, 2009 THERE IS NO KNOWN EVIDENCE OF CONTAMINATION ON SITE.

		NEW	UPGRADED
	CROSSWALKS (NUMBER)	0	0
	STANDARD	N/A	N/A
]	HIGH VISIBILITY	N/A	N/A
	CURB RAMPS	0	0
	SIDEWALKS (LF)	286.97 (ON SITE)	107.04 (ADJACENT TO N. GORDON ST.)
1	BICYCLE PARKING (NUMBER SPACES)	0	0
1	PUBLIC/VISITOR	N/A	N/A
-	PRIVATE/GARAGE	N/A	N/A
	BICYCLE PATHS (LF)	0	0
	DEDECTRIAN CICNAL C	0	0

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE

THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO

REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

APPROVED

DSP NO. <u>2015-0021</u>

DATE RECORDED

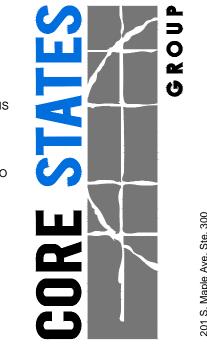
DEPARTMENT OF PLANNING & ZONING

CHAIRMAN, PLANNING COMMISSION

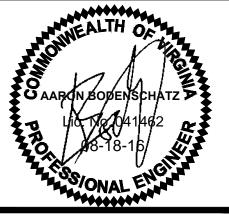
LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DEED BOOK NO.



AARON BODENSCHATZ, P.E.



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claims and losses.

BUILDING TYPE: URBAN EDGE MED40 BUILDING DATE: 310864 STORE No.: 31109 TCB-17637

DRAWN BY: CHECKED BY:

TACO BELL

SCALE:

4213 DUKE STREET ALEXANDRIA, VA 22304



URBAN EDGE

COVER SHEET

AC ADA	ACRES AMERICANS WITH DISABILITY ACT
ARCH	ARCHITECTURAL
ВС	BOTTOM OF CURB
BF	BASEMENT FLOOR
BK BL	BLOCK BASELINE
BLD	BUILDING
BOL	BOLLARD
BM BRL	BENCH MARK BUILDING RESTRICTION LINE
CF	CUBIC FEET
CL	CENTERLINE
CONN	CONNECTION
CONC	CONNECTION
CPP	CONCRETE
CY	CORRUGATED PLASTIC PIPE CUBIC YARDS
DEC	DECORATIVE
DEP	DEPRESSED DUCTILE IRON PIPE
DOM	DOMESTIC DOMESTIC
ELEC	ELECTRIC
ELEV	ELEVATION EDGE OF PAYEMENT
EP ES	EDGE OF PAVEMENT EDGE OF SHOULDER
EW	END OF WALL
EX	EXISTING ELABED END SECTION
FES FF	FLARED END SECTION FINISH FLOOR ELEVATION
FH	FIRE HYDRANT
FG	FINISHED GRADE
G GF	GRADE GARAGE FLOOR
GH	GRADE HIGH SIDE OF WALL
GL	GRADE LOW SIDE OF WALL
GRT GV	GRATE GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HOR	HORIZONTAL
HW	HEADWALL
INT	INVERT
LF	LINEAR FOOT
LOC	LIMITS OF CLEARING
LOD	LIMITS OF DISTURBANCE LINE OF SIGHT
LP	LOW POINT
LS	LANDSCAPE
MAX	MAXIMUM
МН	MANHOLE
MJ	MECHANICAL JOINT
OC PC	ON CENTER POINT OF CURVATURE
PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN
PI	POINT OF INTERSECTION
POG	POINT OF GRADE
POI	POINT OF INTEREST
PROP	PROPOSED
PT PTCR	POINT OF TANGENCY POINT OF TANGENCY, CURB RETURN
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
PVT R	POINT OF VERTICAL TANGENCY
RCP	RADIUS REINFORCED CONCRETE PIPE
RCPR	REINFORCED CONCRETE WITH RUBBER GASKET
RET-WALL	DETAINING WALL
	RETAINING WALL
R/W S	RIGHT OF WAY SLOPE
SAN	SANITARY SEWER
SF	SQUARE FEET
STA STM	STATION
TBR	TO BE REMOVED
	TO BE RELOCATED
TBRL	TOP OF CURB
TC	· · · · · · · · · · · · · · · · · · ·
	TELEPHONE TREE PROTECTION
TC TEL	TREE PROTECTION TOP OF WALL
TC TEL TP TW TYP	TREE PROTECTION
TC TEL TP TW TYP UG	TREE PROTECTION TOP OF WALL TYPICAL UNDERGROUND
TC TEL TP TW TYP	TREE PROTECTION TOP OF WALL TYPICAL
TC TEL TP TW TYP UG UP	TREE PROTECTION TOP OF WALL TYPICAL UNDERGROUND UTILITY POLE
TC TEL TP TW TYP UG UP W/L	TREE PROTECTION TOP OF WALL TYPICAL UNDERGROUND UTILITY POLE WATER LINE

GENERAL DEMOLITION NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
- 3. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
- ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED
- ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPAN' ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION. CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ANY ROAD RIGHT-OF-WAY DURING
- CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY OWNER.
- CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
- 9. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
- SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FENCING, LIGHTING AND/OR ANY OTHER APPURTENANCES. THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/ STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
- CONTRACTOR SHALL LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL
- 12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE CITY/COUNTY UTILITY DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY/COUNTY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
- DAMAGE TO ALL EXISTING CONDITIONS SHOWN TO REMAIN IN THESE PLANS WILL BE REPLACED AT CONTRACTOR'S EXPENSE.

GENERAL SITE NOTES:

- ALL CONSTRUCTION MATERIALS AND TECHNIQUES OF INSTALLATION SHALL MEET PERFORMANCE VALUES OF THE MATERIALS SPECIFIED AND COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THIS PROJECT IS CONSTRUCTED IN ACCORDANCE WITH THESE DOCUMENTS AND IN COMPLIANCE WITH CODES NDICATED HEREIN. THE QUALITY OF WORKMANSHIP AND INSTALLATION OF MATERIALS SPECIFIED BY THE ARCHITECT/ENGINEER ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE ARCHITECT/ENGINEER WILL NOT BE HELD RESPONSIBLE FOR ANY SUBSTANDARD OR INSUFFICIENT WORKMANSHIP, MATERIALS, OR SERVICES PROVIDED IN THE EXECUTION OF ANY PHASE OF CONSTRUCTION OF THIS PROJECT.
- ALL MATERIALS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS. THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL MANUFACTURER'S WARRANTIES WILL BE HONORED.
- ALL CONDITIONS SHOWN TO BE "EXISTING" SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE NOTED AND SUBMITTED TO THE OWNER AND THE ARCHITECT/ENGINEER FOR REVIEW. CHANGES TO THE ORIGINAL DESIGN OF THE PROJECT DUE TO EXISTING SITE CONDITIONS MUST BE APPROVED BY BOTH THE OWNER AND THE ARCHITECT/ENGINEER PRIOR TO MAKING ANY CHANGES
- CONTRACTOR TO REVIEW AND FOLLOW CONSTRUCTION TECHNIQUES/SPECIFICATIONS OUTLINED IN THE SITE GEOTECHNICAL REPORT. ANY CONFLICTS WHICH MAY ARISE SHALL BE NOTED AND SUBMITTED TO THE OWNER AND THE ARCHITECT/ENGINEER FOR REVIEW PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING A THOROUGH KNOWLEDGE OF EXISTING FIELD CONDITIONS AND OF ALL DRAWINGS AND SPECIFICATIONS RELATED TO THEIR FIELD. THE FAILURE TO ACQUAINT HIMSELF WITH THIS PROJECT AND HIS FIELD OF SERVICE SHALL NOT RELIEVE HIM OF ANY RESPONSIBILITY FOR PERFORMING HIS WORK PROPERLY. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED DUE TO THE GENERAL CONTRACTOR'S FAILURE TO CONVEY THE NECESSARY KNOWLEDGE TO FAMILIARIZE WORKERS AND SUBCONTRACTORS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THE SAFETY OF ALL PERSONS ON THE JOB SITE AT ALL TIMES INCLUDING (BUT NOT LIMITED TO) SUBCONTRACTORS. FACILITY EMPLOYEES, VENDORS, DESIGN STAFF PROFESSIONALS AND INSPECTION PERSONNEL
- THE GENERAL CONTRACTOR SHALL PROVIDE DUMPSTERS, PORTABLE TOILETS AND TEMPORARY POWER FOR UNRESTRICTED PROJECT RELATED USE BY OTHERS FOR THE DURATION OF THE PROJECT.
- THE GENERAL CONTRACTOR SHALL COORDINATE PROJECT PHASING AND STORAGE OF MATERIALS

- OF MATERIALS AND EQUIPMENT SUPPLIED BY THE OWNER UNTIL IT HAS BEEN INSTALLED AND ACCEPTED BY THE OWNER.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE AREA CLEAN AND FREE OF DEBRIS AT ALL TIMES DURING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL POWER WASH THE ENTIRE CONSTRUCTION AREA PRIOR TO TURNOVER TO THE OWNER.
- EXISTING PAVING THAT WILL REMAIN AFTER CONSTRUCTION SHALL BE PROTECTED FROM DAMAGE. AREAS OF EXISTING PAVING THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE SAWCUT, THEN
- THE GENERAL CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION OF ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION, SPECIFIC TO THIS PROJECT PRIOR TO THE START OF ANY DEMOLITION OR CONSTRUCTION. SHOULD ANY UTILITY REQUIRE RELOCATION, CONTRACTOR SHALL COORDINATE WITH THE OWNER AND THE ARCHITECT/ENGINEER
- SAWCUT AND REMOVE PORTIONS OF EXISTING PAVING ONLY AS REQUIRED TO INSTALL NEW UTILITIES OR TO CONSTRUCT PROPOSED FACILITIES PER THIS PLAN. REPLACE PORTIONS REMOVED TO MATCH EXISTING FLUSH AND SMOOTH
- IF REQUESTED BY THE OWNER, PROVIDE TEMPORARY CONSTRUCTION FENCING, MINIMUM 6'-0" HIGH, AROUND ENTIRE AREA OF CONSTRUCTION OR PER THE CLIENTS STANDARDS. FIELD VERIFY EXACT LOCATION AND SPECIFICATIONS OF FENCE WITH THE OWNER PRIOR TO START OF CONSTRUCTION. REMOVE FENCING AT COMPLETION OF PROJECT AND PATCH PAVING AS REQUIRED AT FENCE POST
- ALL DIMENSIONS ARE TO GROUND LEVEL IMPROVEMENTS (FACE OF CURB, CONCRETE SLAB, ETC UNLESS NOTED OTHERWISE).
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.

UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.

- CONTRACTOR SHALL MATCH PROPOSED CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
- 19. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME. 20. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM TO REMAIN DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB. ETC. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN, EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY OWNER PRIOR TO CONSTRUCTION
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF BUILDING APPURTENANCES, STAIRS, RAMPS, SLOPE PAVING, SIDEWALKS, PRECISE BUILDING
- DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED OR SOD, MULCH AND WATER
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- 25. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SPECIFICATIONS IN THE CONTRACT DOCUMENTS.
- ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER OF RECORD BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL
- 27. IN THE EVENT THE CONSTRUCTION IS ABANDONED PRIOR TO THE COMPLETION OF THE PROJECT, ALL CONSTRUCTION AND STOCKPILED VEGETATIVE DEBRIS AND FILL SHALL BE REMOVED FROM THE SITE AND THE SITE SHALL BE STABILIZED PER THE PERMIT FOR STORM WATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES (NPDES).
- 28. THESE PLANS ARE INTENDED TO AND SHALL COMPLY WITH AMERICANS WITH DISABILITIES ACT.
- ALL VEGETATION FROM CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF-SITE.
- CONTRACTOR IS RESPONSIBLE FOR PERMITTING, INSTALLATION AND MAINTENANCE OF ALL MAINTENANCE OF TRAFFIC OPERATIONS DURING CONSTRUCTION. MAINTENANCE OF TRAFFIC SHALL CONFORM TO GOVERNING AGENCY STANDARDS.
- ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN THE CITY/COUNTY DEVELOPMENT CODE, ZONING, AND/OR RELATED ORDINANCES, AND MINIMUM TESTING

GENERAL PAVING AND GRADING NOTES:

- ALL PAVING AND GRADING CONSTRUCTION MATERIALS AND METHODS SHALL MEET THE STANDARD SPECIFICATIONS AND REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING TILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
- PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION AND SHALL MEET ALL AUTHORITY HAVING JURISDICTION REQUIREMENTS/SPECIFICATIONS AT A MINIMUM.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL NPDES PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS

- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR RECEIVING, UNLOADING, STORING AND PROTECTING 10. TOPOGRAPHIC SURVEY BY A LICENSED PROFESSIONAL 12. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 4000 SURVEYOR AND MAPPER. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
 - ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
 - 12. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO
 - 13. ALL PAVING, CONSTRUCTION MATERIALS, AND WORKMANSHIP WITHIN RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE AUTHORITY HAVING JURISDICTION SPECIFICATIONS AND STANDARDS (LATEST EDITION) RESPECTIVELY.
 - 14. ALL REINFORCED CONCRETE PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED AND INSTALLED IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES LATEST REQUIREMENTS AND SPECIFICATIONS OR AUTHORITY HAVING JURISDICTION SPECIFICATIONS, WHICHEVER IS MORE
 - 15. ALL CONCRETE USED ON THE SITE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI IN 28 DAYS. ALL CONCRETE SIDEWALKS SHALL HAVE CONTROL JOINTS CUT ON 5-FOOT CENTERS AND EXPANSION JOINTS PLACED ON 60-FOOT CENTERS, CHANGES IN DIRECTION, AND ABUTTING SEPARATE POURS. CONTRACTION JOINT SPACING MATCHES WIDTH OF SIDEWALK AND EXPANSION JOINTS ARE REQUIRED AT A MAXIMUM OF 25 FEET. THIS WOULD MEAN 24 FEET FOR A 6 INCH CURB. PAVEMENT

JOINTS SHALL BE SPACED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND/OR DETAILS.

- 16. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS AND GEOTECHNICAL REPORT
- THE CONTRACTOR SHALL ENSURE THAT ALL PLANTING AREAS (INTERIOR ISLANDS, FOUNDATION PLANTING AREAS, ETC.) ARE NOT COMPACTED AND DO NOT CONTAIN LIMEROCK OR OTHER MATERIAL (CLAY, SUBGRADE MATERIAL, MARL, ETC.) WHICH MAY ADVERSELY AFFECT DRAINAGE OF GREEN AREAS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND BACKFILL WITH CLEAN, FREE DRAINING TOPSOIL.
- CONTRACTOR IS SPECIFICALLY CAUTIONED, DEPENDING ON THE TIME OF YEAR AND PROJECT LOCATION, DEWATERING MAY BY REQUIRED.
- 19. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND ARCHITECT/ENGINEER PRIOR TO
- 20. STRIP TOPSOIL AND ORGANIC MATTER AND PAVING MATERIAL FROM ALL AREAS TO BE IMPERVIOUS. TOPSOIL SHALL BE STOCKPILED ON SITE FOR REPLACEMENT ON SLOPES AND ALL OTHER GREEN AND
- 21. FIELD DENSITY TESTS SHALL BE TAKEN AT FREQUENCY AS REQUIRED IN THE SPECIFICATIONS OR AS REQUIRED BY THE GOVERNING REGULATORY AGENCY, WHICH EVER IS MORE STRINGENT.
- 22. CONTRACTOR SHALL ENSURE POSITIVE FLOW TO ALL INLETS WITHIN DRAINAGE BASINS TO PRECLUDE THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO CONTROL SEDIMENT, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF

TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE

PROPOSED WORK. BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL

CONSTRUCTION IS COMPLETED. GENERAL UTILITY NOTES:

- CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT
- ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED SAID ENGINEER BY ENGINEER.
- PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES. THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
- 5. PRIOR TO CONSTRUCTION, THE GENERAL CONTRACTOR SHALL VERIFY THAT "STUB OUTS" FOR POWER, TELEPHONE, FIBER OPTICS, WATER AND SEWER (IF APPLICABLE) HAVE BEEN PROVIDED BY OTHERS AT THE AREA ADJACENT TO THE PROPOSED BUILDING. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL CONNECTIONS AT THE BUILDING.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SCHEDULE FOR INSTALLATION WITH THE UTILITY COMPANIES AND THE OWNER. ALL EXISTING CONDITIONS THAT ARE REMOVED OR DISRUPTED DURING THE PLACEMENT OF NEW UTILITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL CONDITIONS. ANY EXISTING UTILITIES DISRUPTED DURING PLACEMENT OF NEW UTILITIES SHALL BE REPAIRED AND OPERATING NORMALLY THE SAME DAY OF DISRUPTION. ITEMS THAT MAY NEED TO BE REPLACED OR REPAIRED INCLUDE BUT ARE NOT LIMITED TO: EXISTING ASPHALT PAVING. EXISTING CONCRETE PAVING, WATER LINES, IRRIGATION LINES, GRASS AREAS LANDSCAPING, AND SITE LIGHTING. THE GENERAL CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION OF ALL EXISTING ITEMS THAT WILL BE DISRUPTED DURING THE PLACEMENT OF NEW UTILITIES AND PROVIDE THE OWNER A DETAILED PHASING SCHEDULE OUTLINING THE TIMELINE FOR INSTALLATION OF NEW UTILITIES INCLUDING THE PROPOSED TIMES THAT EXISTING ITEMS WILL BE DISRUPTED. THE NEW UTILITIES TRENCH WIDTH AND DEPTH SHALL MEET ALL LOCAL AND STATE REQUIREMENTS FOR THE DISPLACEMENT OF ALL UTILITIES. IF DIRECTIONAL BORING IS USED FOR INSTALLATION, THE ABOVE LISTED ITEMS ARE STILL REQUIRED TO BE SUBMITTED TO THE OWNER.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- ALL SANITARY SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RINGS & COVERS. SANITARY MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE WITH WATER TIGHT LIDS.
- ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED
- CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING

11. UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.

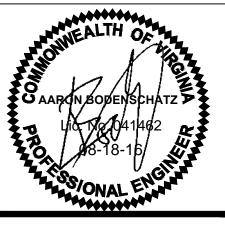
- 13. REFER TO ARCHITECTURAL PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES
- 15. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS

WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.

- AND SPECIFICATIONS.
- 16. DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.
- 17. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
- THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE IN ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
- DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
- ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACKFILLED AND COMPACTED IN ACCORDANCE WITH SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN
- SHOP DRAWINGS FOR ALL MATERIALS AND APPURTENANCE SHALL BE SUBMITTED TO AND APPROVED BY THE GOVERNING UTILITY DEPARTMENT. CONTRACTOR TO COPY THE ENGINEER OF RECORD WITH APPROVED DRAWINGS AS REQUIRED, NO WORK IS TO BEGIN LINTIL SHOP DRAWINGS HAVE BEEN REVIEWED, APPROVED AND RETURNED TO THE CONTRACTOR.
- 23. AT LEAST THREE WEEKS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY/COUNTY AND THE UTILITY COMPANY AND SUPPLY THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME. STARTING DATE. PROJECTED SCHEDULE AND OTHER INFORMATION AS REQUIRED. THE CITY/COUNTY ENGINEERING INSPECTION OFFICE SHOULD ALSO BE CONTACTED FIVE DAYS PRIOR TO CONSTRUCTION TO ENSURE AVAILABILITY OF INSPECTION PERSONAL. ANY WORK PREFORMED PRIOR TO NOTIFYING THE CITY/COUNTY ENGINEERING INSPECTION OFFICE OR WITHOUT A DEPARTMENT INSPECTOR PRESENT MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE SOLE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATION TEST ON ALL GRAVITY SEWERS AND A PRESSURE TEST ON ALL FORCE MAINS (AS APPLICABLE) IN ACCORDANCE WITH THE CITY/COUNTY UTILITY REGULATIONS. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE CITY/COUNTY FOR APPROVAL. THE SCHEDULING, COORDINATION AND NOTIFICATION TO ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING WATER MAINS, FORCE MAINS, SANITARY SEWER AND STORM MAINS AND MAINTAIN A MINIMUM CLEARANCE BETWEEN WATER MAINS AND OTHER UTILITIES AT ALL POINTS ALONG THEIR LENGTH AS REQUIRED IN THE PLANS, DETAILS, AND SPECIFICATIONS.
- 26. SANITARY SEWER, FORCE MAINS, SEWER LATERALS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS AND/OR WATER SERVICES WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS, SEWER LATERALS, AND STORM SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE BOTTOM OF THE UPPER PIPE AND THE TOP OF THE LOWER PIPE.
- A MINIMUM HORIZONTAL DISTANCE OF TEN FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCES OF CONTAMINATION. WATER LINES AND SEWERS SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF THE AUTHORITY HAVING JURISDICTION. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY BE REDUCED, THE WATER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE AUTHORITY HAVING JURISDICTION.
- 28. A MINIMUM HORIZONTAL DISTANCE OF THREE FEET SHALL BE MAINTAINED BETWEEN WATER LINES AND OTHER UNDERGROUND OF A NONSANITARY NATURE (GAS, ELECTRIC, ETC.) EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE AUTHORITY HAVING JURISDICTION.
- 29. A MINIMUM 10 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE
- ALL DIP SHALL BE CLASS 50 OR HIGHER, DUCTILE IRON FITTINGS SHALL BE CLASS 350. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED.
- TREES SHALL BE PLACED SO AS TO AVOID BURIED UTILITIES.
- 32. ALL UTILITY MAIN LENGTHS SHOWN ARE APPROXIMATE. ALL MANHOLE TOP ELEVATIONS ARE APPROXIMATE. CONTRACTOR SHALL SET MANHOLE TOP LEVEL WITH FINISH PAVEMENT GRADES.
- PRESSURE PIPE TESTING SPECIFICATIONS SHALL REFERENCE THE CITY/COUNTY AND/OR FIRE
- 34. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO POSSESSION.
- 35. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
- 36. REFER TO BUILDING PLANS FOR SITE ELECTRICAL PLAN.



AARON BODENSCHATZ, P.E.



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Documents prepared by CoreStates

BUILDING TYPE: URBAN EDGE MED40 BUILDING DATE: SITE No.: 310864 STORE No.: 31109 JOB No. TCB-17637 SCALE: DRAWN BY

08/18/2016

TACO BELL

4213 DUKE STREET

ALEXANDRIA, VA 22304 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE,

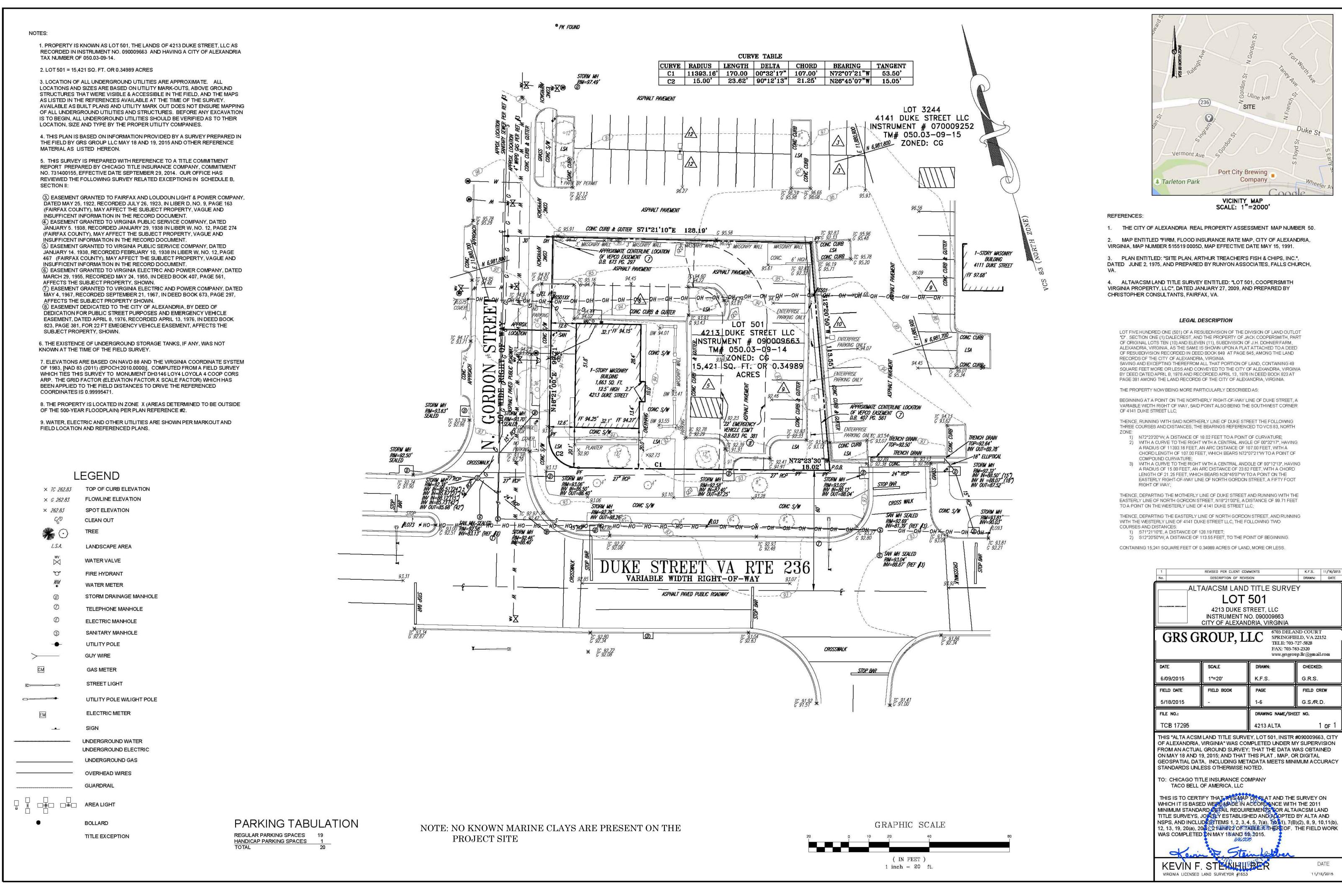
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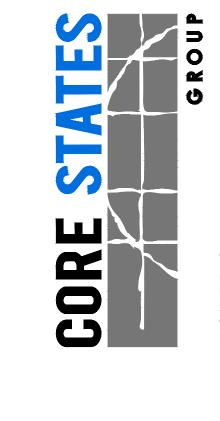


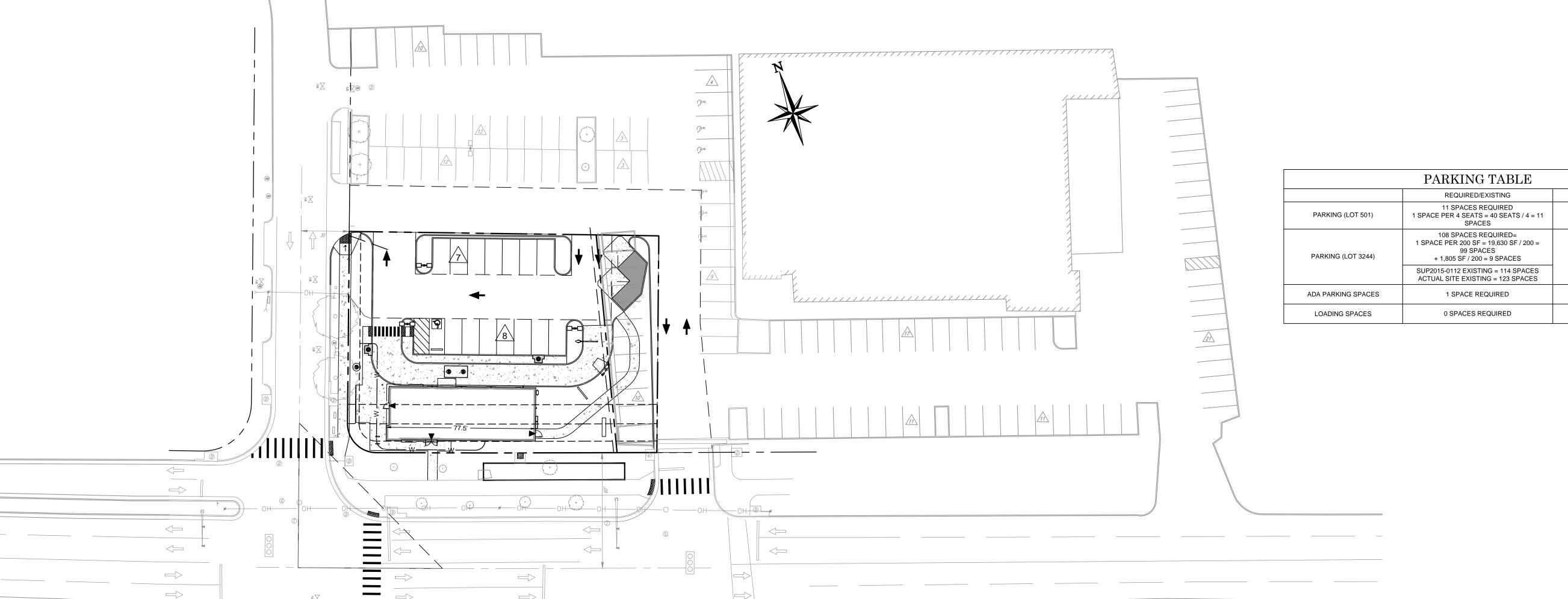
CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

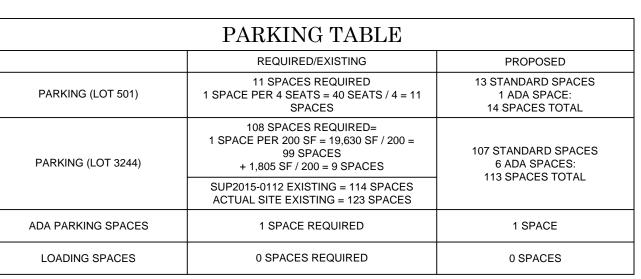
MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE

	DIRECTOR	DATE
DEPARTMEN [*]	T OF TRANSPORTATION & EN	NVIRONMENTAL S
DSP NO.	2015-0021	
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GRAPHIC SCALE

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

APPROVE)	
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DIRECTOR DEPARTMENT OF TRANSF	PORTATION & FI	DATE NVIRONMENTAL SERVICES
DSP NO. <u>2015-0021</u>		VVIIVOIVIILIVIIVE GEIVVIGEG
DIRECTOR		DATE
CHAIRMAN, PLANNING	COMMISSION	DATE
DATE RECORDED		
INSTRUMENT NO. D	EED BOOK NO.	PAGE NO.

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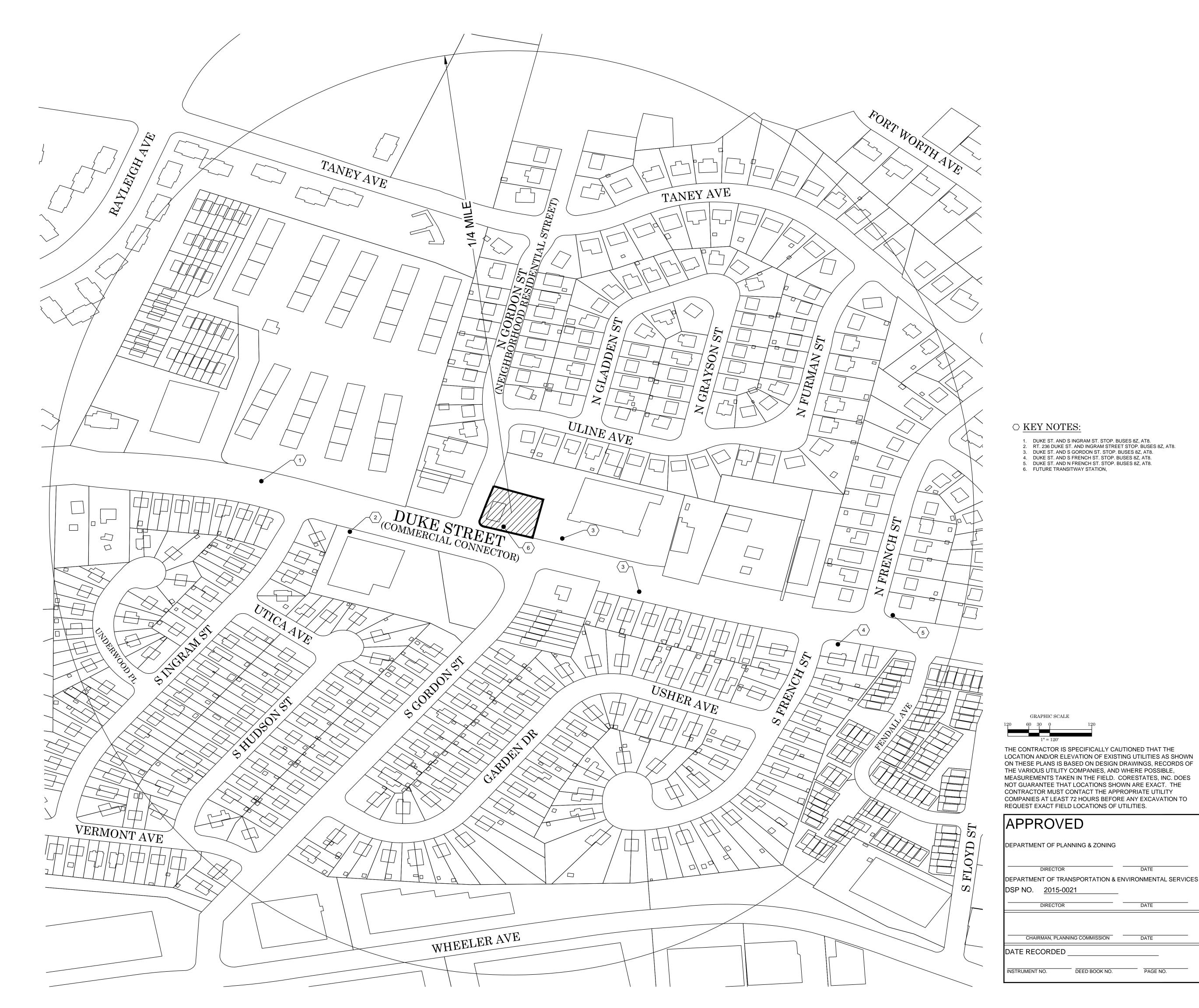
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URBAN EDGE

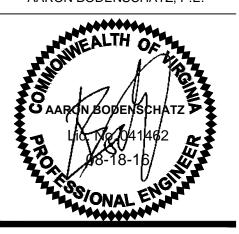
ADJACENT SITE **EXHIBIT**





ENGINEER:

AARON BODENSCHATZ, P.E.



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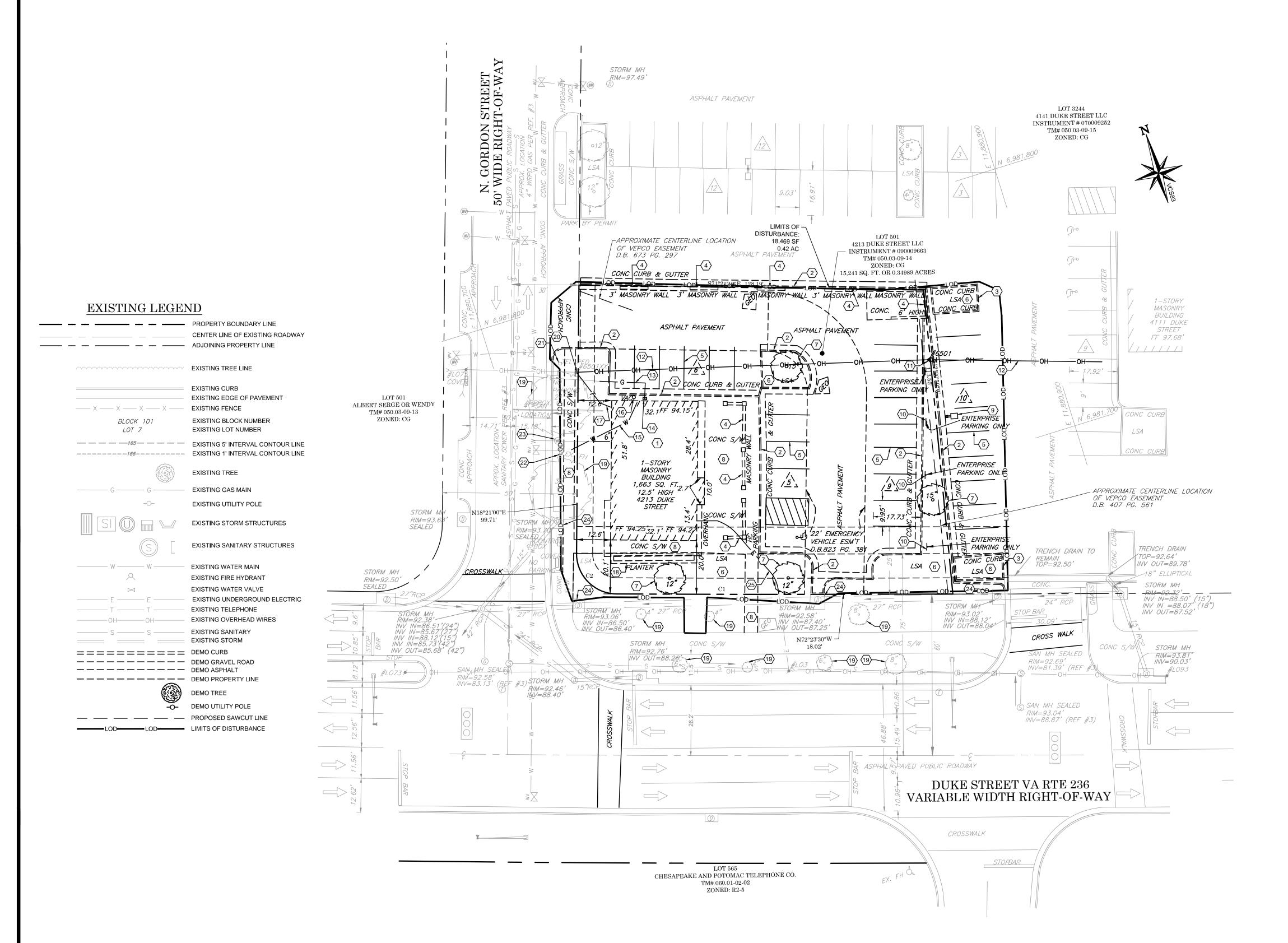
URBAN EDGE

CONTEXTUAL SITE PLAN

DATE

PAGE NO.

DEED BOOK NO.



			CURVE TAB	LE		
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING	TANGENT
C1	11393.16'	107.00'	00°32'17"	107.00'	N72°07'21"W	53.50'
C2	15.00'	23.62'	90°12'13"	21.25'	N26°45'07"W	15.05'

DEMOLITION NOTES:

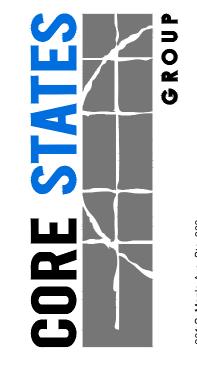
- 1. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL LAWS AND CODES AND OBTAIN ALL REQUIRED PERMITS FOR ANY CONSTRUCTION
- 2. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS SHOWN ON THIS PLAN PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.
- 3. THE CONTRACTOR SHALL INSTALL ALL ORANGE CONSTRUCTION FENCING AND EROSION AND SEDIMENT CONTROL DEVICES PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.
- 4. ALL STRUCTURES, UTILITIES, SITE IMPROVEMENTS AND TREES DESIGNATED ON THE DRAWINGS OR DIRECTED BY THE ENGINEER TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY ALL CONSTRUCTION OPERATIONS BY ERECTING BARRIERS, GUARDS AND ENCLOSURES AS SHOWN ON THE DRAWINGS OR OTHER APPROVED MEANS. PROTECTION SHALL BE MAINTAINED UNTIL ALL WORK IN THE VICINITY OF THE WORK BEING PROTECTED HAS BEEN COMPLETED.
- 5. THE CONTRACTOR SHALL COMPLY WITH ALL DEMOLITION AND NEW CONSTRUCTION INSPECTIONS AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND BUILDING CODES.
- 6. SECTION 108.1 ITEM #1 OF THE VCC REQUIRES A BUILDING PERMIT BE SECURED FOR THE DEMOLITION OF ANY BUILDING OR STRUCTURE PRIOR TO THAT
- 7. SECTION 110.3 OF THE VCC REQUIRES THAT A BUILDING PERMIT SHALL NOT BE ISSUED FOR THE RENOVATION OR DEMOLITION OF A BUILDING CONSTRUCTED PRIOR TO JANUARY 1, 1985 WITHOUT ASBESTOS CERTIFICATION AND ABATEMENT PERMIT FROM THIS OFFICE TO REMOVE ANY IDENTIFIED ASBESTOS.
- 8. NO KNOWN MARINE CLAYS ARE PRESENT ON THE PROJECT SITE.
- 9. A DUE DILIGENCE REPORT WAS COMPLETED FOR THE SITE BY CORE STATES GROUP DATED OCTOBER 6, 2014. NO KNOWN CONTAMINATION AREAS WERE FOUND ON PROJECT SITE.



NOT TO SCALE SOIL GROUP DESIGNATION NAME URBAN LAND

○ DEMOLITION PLAN KEY NOTES:

- EX. MASONRY BUILDING TO BE REMOVED 2. EX. CURB AND GUTTER TO BE REMOVED.
- EX. CURB TO BE REMOVED. 4. EX. MASONRY WALL TO BE REMOVED.
- 5. EX PARKING STRIPING TO BE REMOVED.
- 6. EX. LANDSCAPE AREA TO BE REMOVED. 7. EX. TREE TO BE REMOVED.
- 8. EX. CONC. SIDEWALK TO BE REMOVED. 9. EX. LIGHT POLE TO BE REMOVED.
- 10. EX. SIGN TO BE REMOVED. 11. EX. UTILITY POLE TO BE REMOVED
- 12. EX. OVERHEAD LINE TO BE RELOCATED UNDERGROUND. 13. EX. GAS LINE TO BE REMOVED. 14. EX. GAS METER TO BE REMOVED.
- 15. EX. WATER LINE TO BE REMOVED.
- 16. EX. CAR VACUUM TO BE REMOVED. 17. EX. TELEPHONE LINE TO BE REMOVED. 18. EX. PLANTER TO BE REMOVED.
- 19. EX. TREE TO REMAIN AND BE PROTECTED IN PLACE. 20. EX. UTILITY POLE TO REMAIN AND BE PROTECTED IN PLACE.
- 21. EX. TELEPHONE PED TO REMAIN AND BE PROTECTED IN PLACE.
- 22. EX. FIRE HYDRANT TO REMAIN AND BE PROTECTED IN PLACE. 23. EX. WATER METER TO REMAIN AND BE PROTECTED IN PLACE.
- 24. EX. INLET TO REMAIN AND BE PROTECTED IN PLACE.
- 25. EX. ELECTRIC LINE TO BE REMOVED.



ENGINEER:

AARON BODENSCHATZ, P.E.



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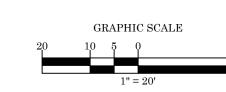
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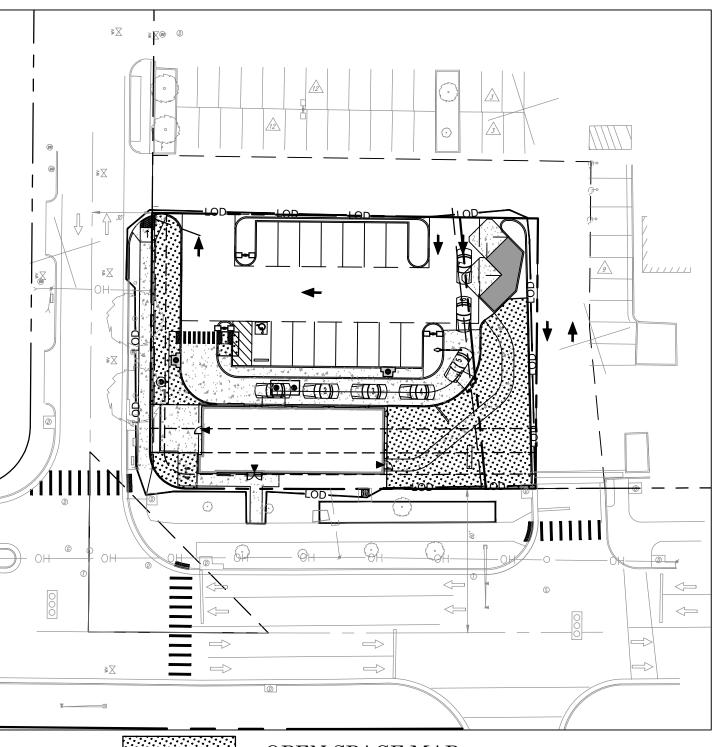
URBAN EDGE

EXISTING CONDITIONS / DEMOLITION PLAN



THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

APPROVED	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & E	ENVIRONMENTAL SERVICES
DSP NO. <u>2015-0021</u>	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	DATE
DATE RECORDED	
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OPEN SPACE MAP

SITE AREA= 18,238 SF 4,410 SF OPEN SPACE = 28.94%

EXISTING PROPERTY BOUNDARY LINE

SITE LEGEND

—— — EXISTING ADJOINING PROPERTY LINE EXISTING ROAD CENTERLINE ____ PROPOSED ROAD CENTERLINE ___ _ _ _ PROPOSED DITCH CENTERLINE PROPOSED LIMITS OF BMP / DETENTION EXISTING CURB PROPOSED CURB ——————— PROPOSED MOUNTABLE PROPOSED BUILDING PROPOSED RIP RAP PROPOSED CONCRETE PROPOSED BRIDGE PROPOSED WATER STRUCTURES

PROPOSED STORM STRUCTURES

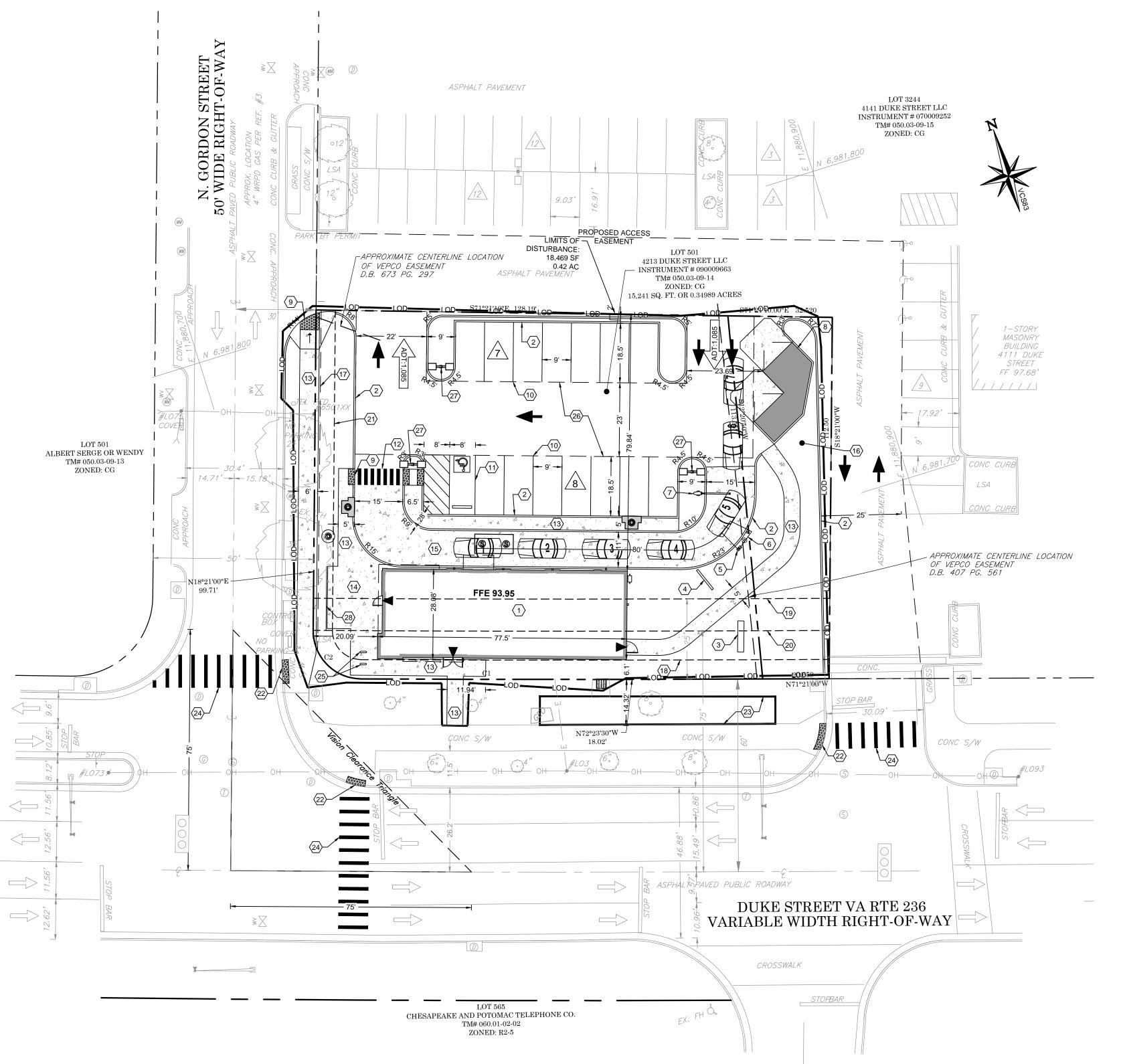
MB O PROPOSED SANITARY STRUCTURES **EXISTING SANITARY STRUCTURES**

EXISTING WATER STRUCTURES

PROPOSED PARKING COUNT

○ SITE PLAN KEY NOTES: PROP. TACO BELL. PROP. 6" CONC. CURB.

- 3. PROP. MONUMENT SIGN.
- 4. PROP. MENU BOARD. 5. PROP. TACO BELL ORDER CONFIRMATION BOARD.
- 6. PROP. CANOPY AND FOUNDATION. 7. PROP. CLEARANCE BAR.
- 8. PROP. TRASH ENCLOSURES. 9. PROP. ADA RAMP.
- 10. PROP. PARKING STRIPING. 11. PROP. ADA PARKING STRIPING.
- 12. PROP. 6" WIDE, WHITE THERMOPLASTIC PARALLEL LINES WITH REFLECTIVE MATERIAL, WITH 10 FEET IN WIDTH BETWEEN INTERIOR LINES PEDESTRIAN CROSSING. 13. PROP. CONC. SIDEWALK.
- 14. PROP. PATIO. 15. PROP. 11' DRIVE-THRU.
- 16. PROP. LEASE AREA = 2,997 SF (0.07 AC) TO BE LEASED FROM LOT 3244.
- 17. PROP. ACCESS EASEMENT, 0.5' OFF SIDEWALK. 18. EX. 6' PARKING SETBACK. 19. EX. 25' ZONE TRANSITION SETBACK.
- 20. EX. 75' BUILDING SETBACK FROM CENTERLINE OF DUKE STREET. 21. EX. 5' PARKING SETBACK.
- 22. PROP. TRUNCATED DOMES. 23. FUTURE TRANSITWAY STATION AND LOCATION TO BE DONE BY OTHERS. PER THE TRANSITWAY CORRIDOR FEASIBILITY STUDY - SUPPLEMENTAL INFORMATION DATED
- OCTOBER 2012. 24. PROP. HIGH VISIBILITY CROSS WALK.
- 25. PROP. BIKE RACK. 26. PROP. EMERGENCY VEHICLE EASEMENT. 27. PROP. SITE LIGHT.
- 28. PROP. CHAIN LINK FENCE.

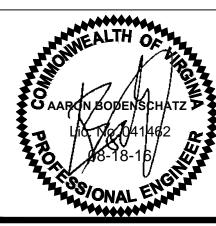


GENERAL SITE NOTES:

- 1. ALL DIMENSIONS AND RADII CALL OUTS ARE TO FACE OF CURB.
- 2. EXISTING CONDITIONS ARE BASED ON A SURVEY BY GRS GROUP, LLC SEE SHEET C3.
- 3. ALL DIMENSIONS FROM PROPERTY LINES ARE PERPENDICULAR UNLESS OTHERWISE NOTED. 4. THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTAINING THE SITE UNTIL WORK IS ACCEPTED BY THE OWNER.
- 5. ALL WORK IN THE ROW SHALL CONFORM TO THE CURRENT VDOT STANDARDS AND REQUIRE INSPECTION BY THE STATE.
- 6. THE CONTRACTOR SHALL NOTIFY THE CITY OF ALEXANDRIA AND VDOT IN ADVANCE OF WORK PERFORMED WITHIN THE RIGHT-OF-WAY.
- 7. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING ADEQUATE TRAFFIC
- CONTROL PER MUTCD STANDARDS THROUGHOUT THE LIFE OF THE PROJECT. 8. THE PROPOSED BUILDING WILL BE IN COMPLIANCE WITH THE CITY OF ALEXANDRIA GREEN BUILDING POLICY.



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08/18/2016 BUILDING TYPE: URBAN EDGE MED40 BUILDING DATE: SITE No.: 310864 STORE No.: 31109

> TCB-17637 1"=20'

TACO BELL

JOB No.:

SCALE:

DRAWN BY:

CHECKED BY:

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URBAN EDGE

SITE PLAN

APPROVED

DEPARTMENT OF PLANNING & ZONING

GRAPHIC SCALE

DIRECTOR DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES DSP NO. <u>2015-0021</u>

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE

THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE,

CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY

REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN

ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF

MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES

COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO

NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE

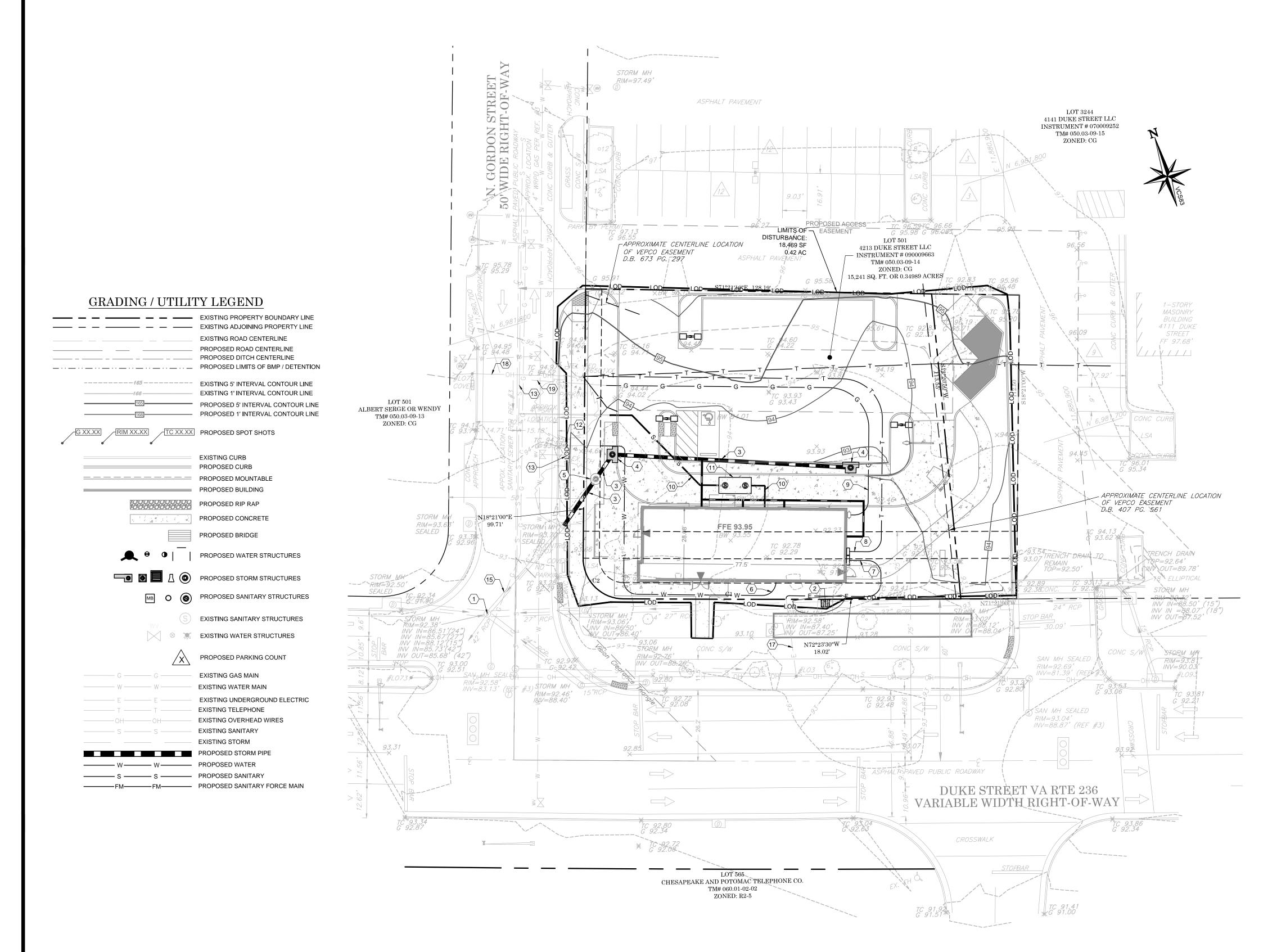
DATE DIRECTOR

DEED BOOK NO.

PAGE NO.

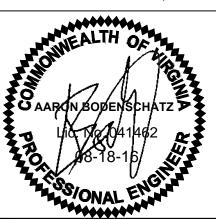
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○ GRADING / UTILITY PLAN KEY NOTES: PROP. FINAL STORMWATER OUTFALL. REPLACE EXISTING CURB INLET WITH GRATE INLET TOP.

- 3. PROP. 15" RCP PIPE.
- 4. PROP. CURB INLET.
- 5. PROP. MECHANICAL STORM FILTER.
- 6. PROP. 1.5" WATER LINE. 7. PROP. ELECTRIC LINE.
- 8. PROP. TELEPHONE LINE. PROP. GAS LINE.
- PROP. 4" SANITARY LINE. 11. PROP. GREASE TRAP.
- 12. EX. WATER METER TO REMAIN AND BE RE-USED. 13. EX. HYDRANT TO BE PROTECTED IN PLACE.
 14. EX. 10" SANITARY LINE OWNED BY CITY OF ALEXANDRIA.
- 15. EX. 15" STORMSEWER OWNED BY CITY OF ALEXANDRIA.
- 16. EX. 2" WATER LINE OWNED BY VIRGINIA AMERICAN WATER. 17. EX. ELECTRIC LINE OWNED BY DOMINION VIRGINIA POWER.
- 18. EX. TELEPHONE LINE OWNED BY VERIZON. 19. EX. GAS LINE OWNED BY WASHINGTON GAS.

STORE No.: JOB No.: SCALE: DRAWN BY: CHECKED BY:



4213 DUKE STREET ALEXANDRIA, VA 22304

BUILDING TYPE: URBAN EDGE MED40

BUILDING DATE:

SITE No.:

08/18/2016

310864

31109

1"=20'

TCB-17637



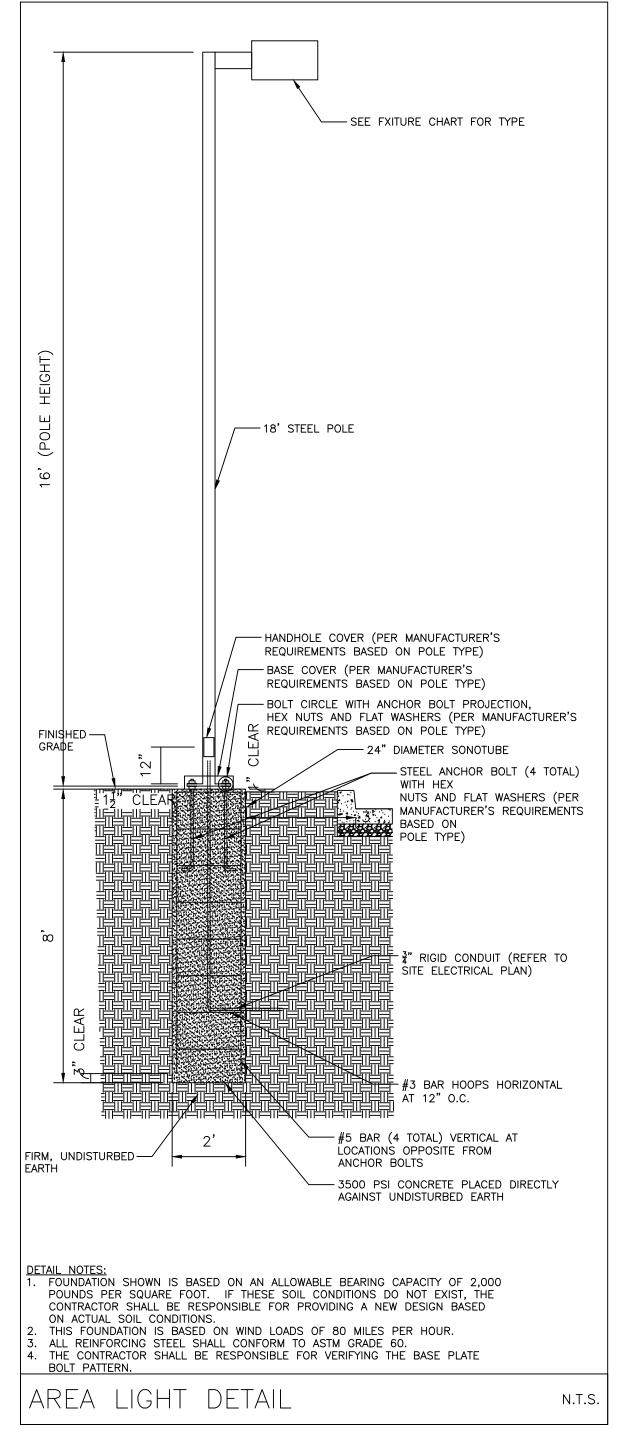
URBAN EDGE

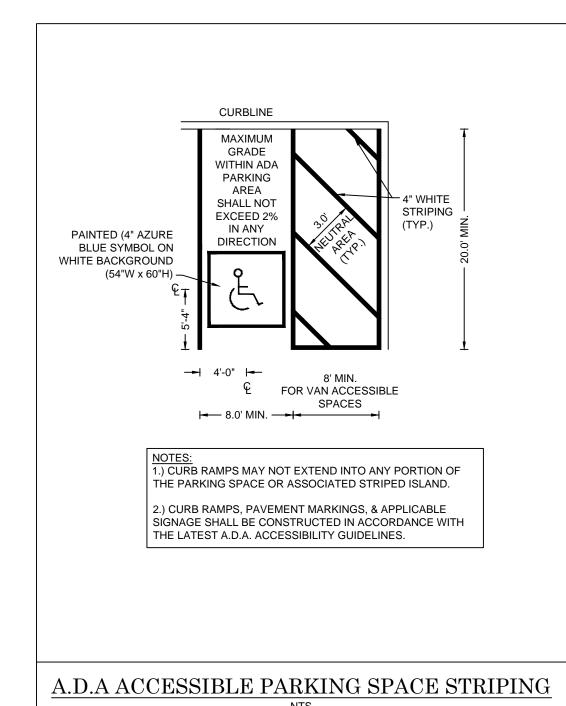
GRADING / UTILITY PLAN

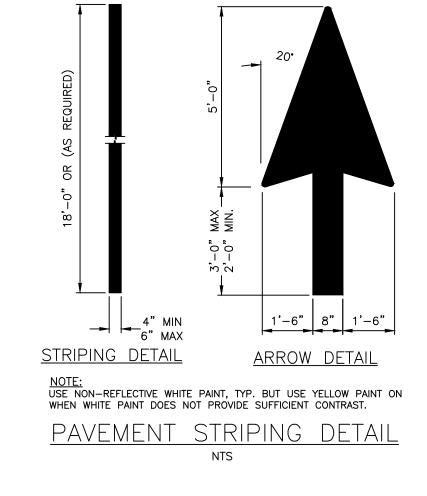
GRAPHIC SCALE

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DEPARTMENT OF PLANNING & ZONING	
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DSP NO. <u>2015-0021</u>	
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WATER USAGE SUMMARY BUILDING TYPE: MEDIUM 40 EXPLORER

CUSTOMER VARIABLES:

HOT WATER MECHINE:

45 BATCHES

PEOPLE PER TRANSACTION: 1.8

DOLLARS PER TRANSACTION: **TOILET ROOM WATER USAGE:** ASSUMPTIONS 4 SEC @ 0.031 GAL/SEC = 0.125 GAL/FLUSH TOILET 70 SEC @ 0.016 GAL/SEC = 1.1 GAL/FLUSH HAND SINK 10 SEC @ 0.05 GAL/SEC = 0.5 GAL/USE 10 EMPLOYESS / SHIFT X 2 SHIFTS X 3 USES / EMPLOYEE = 60 USES 1550 CUSTOMERS/DAILY X 0.35 DINE-IN RATIO X 0.2 USE RATIO = 108.5 USES ASSUMED USES PER DAY 168.5 USES 0.125 GAL/USE 168.5 USES 0.5 FEMALE 0 URINAL USE = 0 GALLONS 168.5 USES 0.5 FEMALE 1 TOILET USE 1.1 GAL/USE = 92.6**7**5 GALLONS 42.125 GALLONS 168.5 USES 1 LAVATORY USE 0.5 GAL/USE 168.5 USES 0.5 MALE 0 URINAL USE 0.125 GAL/USE = 0 GALLONS 168.5 USES 1 TOILET USE = 92.6**7**5 GALLONS 0.5 MALE 1.1 GAL/USE 168.5 USES 0.5 MALE 1 LAVATORY 0.5 GAL/USE = 42.125 GALLONS TOTAL GALLONS 269.6 GALLONS **EQUIPMENT WATER USAGE:** HAND SINK: 10 EMPLOYESS / SHIFT 12 WASHES / EMPLOYEE X 0.5 GAL/WASH 4 BUCKETS / WASH DOWN 4 WASH DOWNS X = 80.0 GALLONS

3 COMP SINK: X 36226 OZ/FILL 2 FILLS / DAY 1 COMP SINK: 2 FILLS / DAY 52.5 GALLONS 1 HOSE DOWNS / DAY 30 MINUTES/HOSE X 5 GALLONS/MINUTE = 150.0 GALLONS DRINK MACHINES (BOTH): = 154.7 GALLONS 1320 DRINKS SERVED 15 OZ/DRINK RETHERMALIZER: 30 GALLONS / FILL 2 FILLS 60.0 GALLONS ICE MACHINES (BOTH): 1320 DRINKS SERVED 5 OZ/DRINK 51.6 GALLONS

0.6 GALLONS/BATCH

THIS AREA MAY BE CONCRETE AT THE OPTION OF THE CONTRACTOR TOTAL WATER USAGE 1389.9 GAL / DAY
TOTAL WATER TO SEWER 1250.9 GAL / DAY

27.0 GALLONS

CG-6

NOTES:

1. THIS ITEM MAY BE PRECAST OR CAST IN PLACE.

2. CONCRETE TO BE CLASS AS IF CAST IN PLACE,
4000 PSI IF PRECAST.

3. COMBINATION CURB & GUTTER HAVING A RADIUS OF 300 FEET OR LESS (ALONG FACE OF CURB) SHALL BE PAID FOR AS RADIAL COMBINATION CURB & GUTTER.

4. FOR USE WITH STABILIZED OPEN-GRADED DRAN GUTTER SHALL BE CONSTRUCTED PARALLEL TO THE SLOPE OF SUBBASE COURSES AND TO THE DEPTH OF THE PAVEMENT.

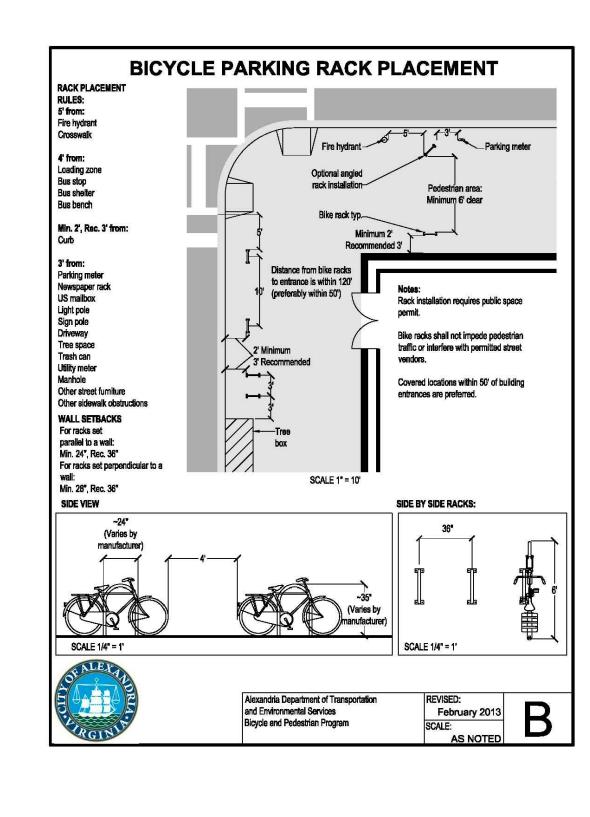
5. ALLOWABLE CRITERIA FOR THE USE OF CG-6 IS BASED ON ROADWAY CLASSFICATION AND DESIGN SPEED AS SHOWN IN APPENDIX A OF THE VDOT ROAD DESIGN MANUAL.

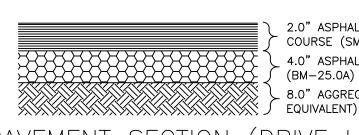
6"

THE BOTTOM OF THE CURB AND GUTTER MAY BE CONSTRUCTED PARALLEL TO THE SLOPE OF SUBBASE COURSES PROVIDED A MINUMUM DEPTH OF 7"

IS MAINTAINED.







2.0" ASPHALTIC CONCRETE SURFACE
COURSE (SM-9.5A)
4.0" ASPHALTIC CONCRETE BASE COURSE

8.0" AGGREGATE BASE STONE (21A OR EQUIVALENT)

PAVEMENT SECTION (DRIVE LANES

 ${\color{red} {\sf INIO}}$ TAKEN FROM SUBSURFACE EXPLORATION AND GEOTECHNICAL EVALUATION, PREPARED BYSPECIALIZED ENGINEERING



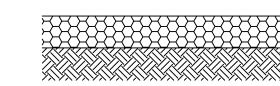
1.5" ASPHALTIC CONCRETE SURFACE
COURSE (SM-9.5A)

3.0" ASPHALTIC CONCRETE BASE COURSE
(BM-25.0A)

6.0" AGGREGATE BASE STONE (21A OR

PAVEMENT SECTION (PARKING AREA)

TAKEN FROM SUBSURFACE EXPLORATION AND GEOTECHNICAL EVALUATION, PREPARED BYSPECIALIZED ENGINEERING



6" REINFORCED CONCRETE (4,000 PSI)
6" AGGREGATE BASE STONE (21A OR EQUIVALENT)

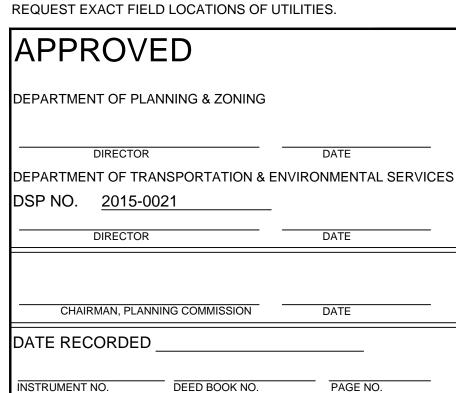
CONCRETE DRIVEWAY SECTION (ONSITE)

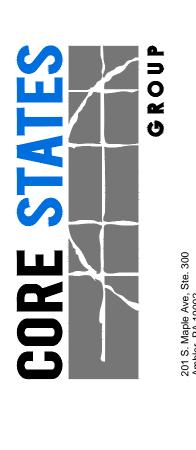
NTS

THE CONCRETE SHOULD BE PROPERLY REINFORCED AND JOINTED, AND SHOULD HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI (FLEXURAL STRENGTH OF 650 PSI). EXPANSION JOINTS SHOULD BE SEALED WITH A POLYURETHANE SEALANT SO THAT MOISTURE INFILTRATION INTO THE SUBGRADE SOILS AND RESULTANT CONCRETE DETERIORATION AT THE JOINTS IS MINIMIZED.

THE ABOVE PAVEMENT SECTIONS ARE BASED ON RECOMMENDATIONS PROVIDED BY SUBSURFACE EXPLORATION AND GEOTECHNICAL EVALUATION DATED AUGUST 7, 2015, AND PREPARED BY SPECIALIZED ENGINEERING FILE NO. 156456.

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AARON BODENSCHATZ, P.E.

AARON BODENSCHATZ

Lio No 041462

A8-18-16

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DATE: 08/18/2016

BUILDING TYPE: URBAN EDGE MED40

BUILDING DATE: --/--/---
SITE No.: 310864

STORE No.: 31109

JOB No.: TCB-17637

SCALE: N/A

DRAWN BY: MV

CHECKED BY: AB

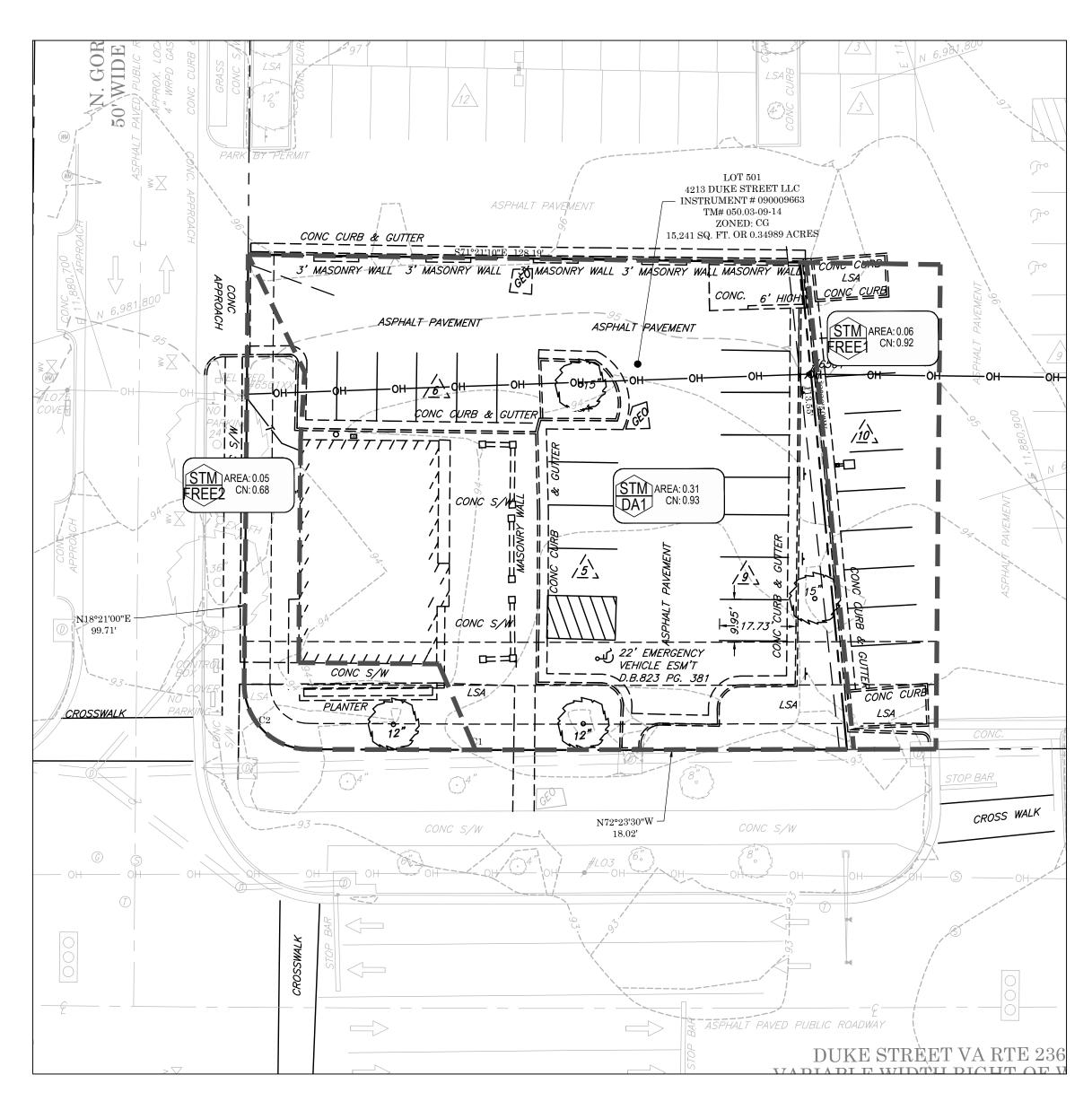
TACO BELL

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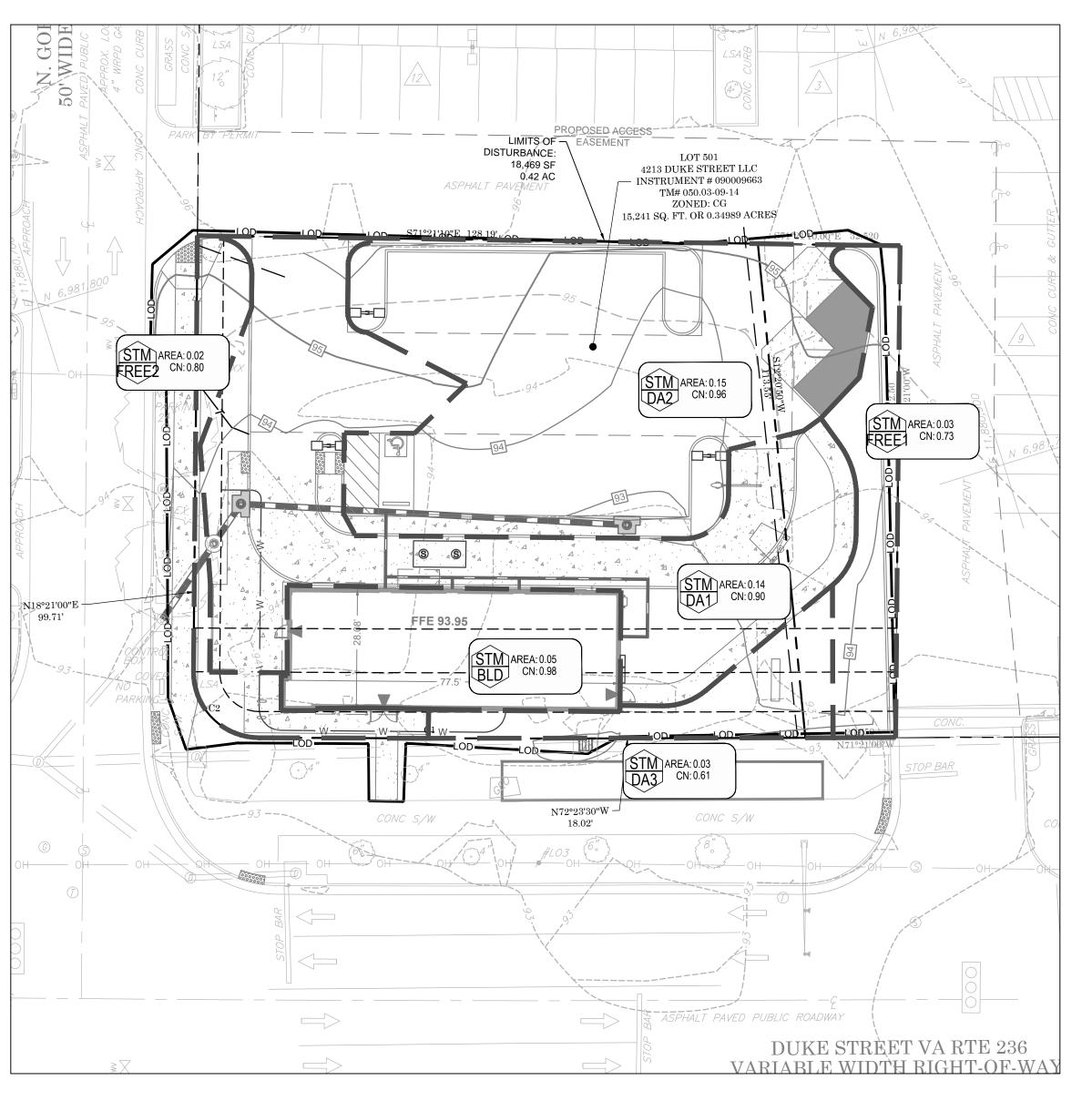


CONSTRUCTION DETAILS

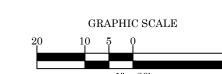
C9



PRE-DEVELOPMENT DRAINAGE MAP



POST-DEVELOPMENT DRAINAGE MAP

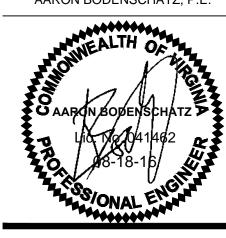


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APPROV	ED		
DEPARTMENT OF PLA	ANNING & ZONING		'
DEPARTMENT OF TRA	ANSPORTATION & ENV	DATE /IRONMENTAL SERVICE	s
DSP NO. <u>2015-0</u>		THOMWENT THE SERVICE	
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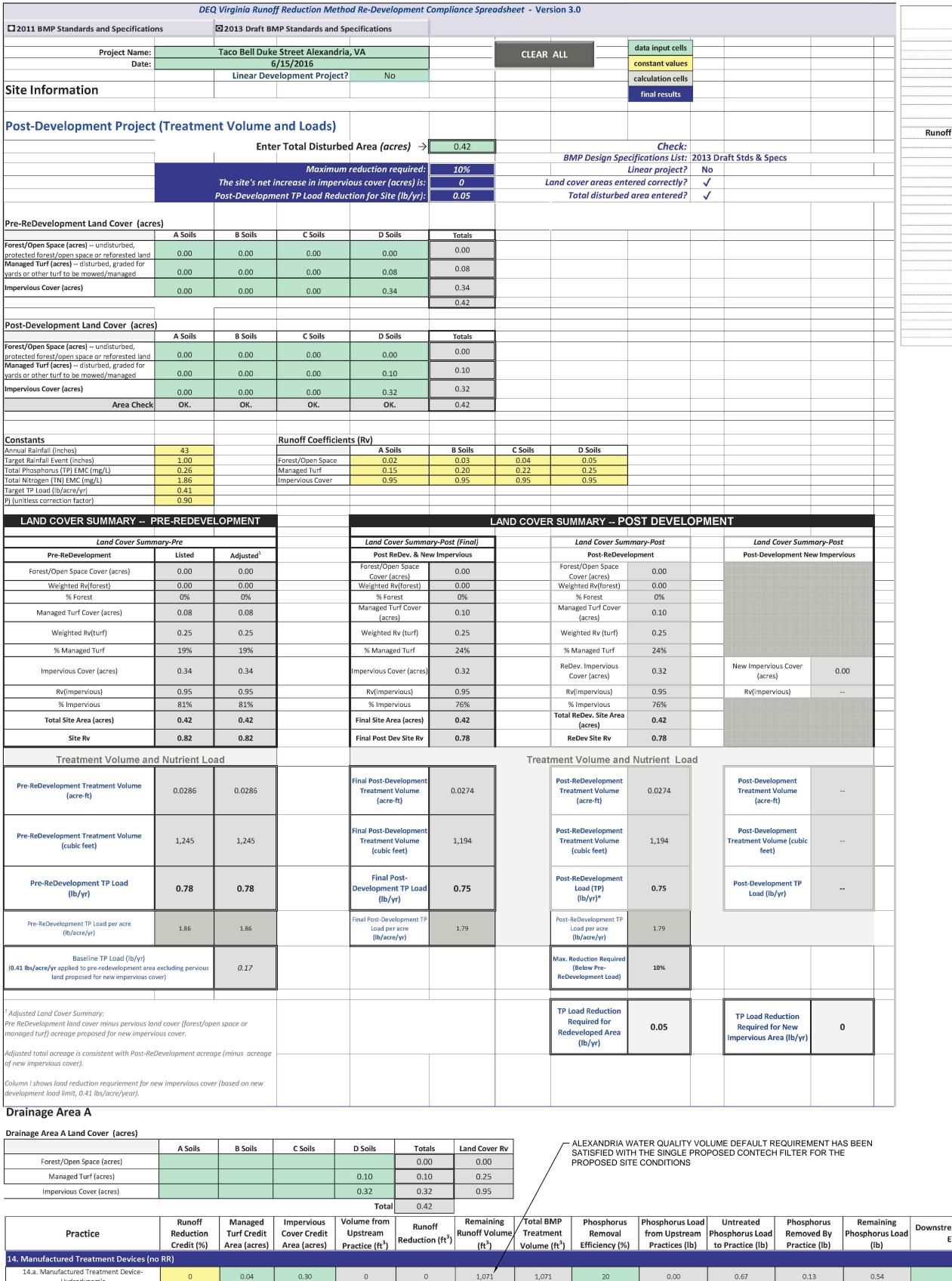
TACO BELL

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URBAN EDGE

STORMWATER MANAGEMENT PLAN



Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	0.32	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	0.30	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.10	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.04	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	ок.	OK.	OK.	ок.	
Site Treatment Volume (ft ³)	1,194					
Runoff Reduction Volume and TP By Drainage Area						
	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft 3)	0	0	0	0	0	0
TP LOAD AVAILABLE FOR REMOVAL (Ib/yr)	0.75	0.00	0.00	0.00	0.00	0.75
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.13	0.00	0.00	0.00	0.00	0.13
TP LOAD REMAINING (lb/yr)	0.62	0.00	0.00	0.00	0.00	0.62
NITROGEN LOAD REDUCTION ACHIEVED (Ib/yr)	0.00	0.00	0.00	0.00	0.00	0.00
Total Phosphorus						
FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	0.75					1
TP LOAD REDUCTION REQUIRED (lb/yr)	0.05					
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.13					
TP LOAD REMAINING (lb/yr):	0.62					
REMAINING TP LOAD REDUCTION REQUIRED (Ib/yr):	0.00	**				
** TARGET TP REDUCTIO	N EXCEEDED	BY 0.09 LB/YEAR **				
Total Nitrogen (For Information Purposes)						
POST-DEVELOPMENT LOAD (lb/yr)	5.37					
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.00					
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	5.37					

ALEXANDRIA WATER QUALITY VOLUME DEFAULT: THE TOTAL PROPOSED IMPERVIOUS WITHIN THE LIMITS OF DISTURBANCE

TOTALS 13,840 SF. WITH 0.5" WATER QUALITY REQUIREMENT TO BE TREATED

OVER ALL PROPOSED IMPERVIOUS THE REQUIRED TREATMENT VOLUME IS:

13,840 SF * 0.04 FT = 554 CF REQUIRED

PER THE VIRGINIA RUNOFF REDUCTION SPREADSHEET(THIS SHEET) THE PROPOSED CONTECH FILTER IS TREATING 1,072 CF OF WATER. AS SUCH THE ALEXANDRIA WATER QUALITY VOLUME DEFAULT REQUIREMENT HAS BEEN SATISFIED WITH THE PROPOSED CONTECH FILTER.

OUTFALL NARRATIVE

AS CAN BE SEEN IN THE ENERGY BALANCE METHOD COMPUTATIONS ON THIS SHEET COMPLIANCE WITH SUB SECTION C OF ZO 13-109 HAS BEEN MET AND AS SUCH NO ANALYSIS IS REQUIRED FOR THE DOWNSTREAM PIPE SYSTEM. ALSO WITH THE DECREASE OF IMPERVIOUSNESS WITHIN THIS OUTFALL THE 19 YEAR PEAK RELEASE RATE IS LOWER THAN THAT OF THE EXISTING CONDITIONS AND AS SUCH NO DETENTION IS REQUIRED FOR THE 10 YEAR STORM. AT FINAL SITE PLAN THE OUTFALL WILL BE ANALYZED FOR THE 10 YEAR 24 HR STORM TO THE 1% CONFLUENCE POINT OF THE SITES CONTRIBUTING DRAINAGE AREA OR PEAK 1 YR 24 HR STORM FLOW. IT IS ASSUMED THE EXISTING SITE OUTFALL IS ADEQUATE AND AS SUCH IT IS THE OPINION OF THE SUBMITTING ENGINEER THAT AN ADEQUATE OUTFALL EXISTS FOR THE SITE GIVEN THE HYDROLOGIC IMPROVEMENTS OF THE PROPOSED SITE OVER THAT OF THE EXISTING CONDITIONS.

Nitrogen Nitrogen Load Untreated Nitrogen Remaining

4.81

0.00

0.00

0.00

0.00

0.00

4.81

0.00

0.00

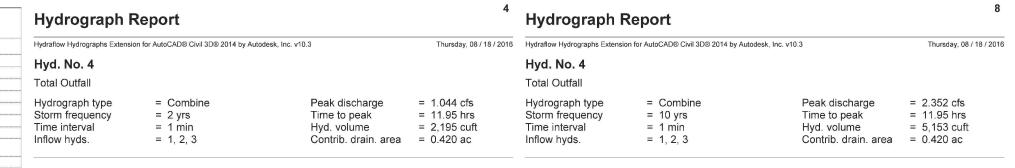
14. Manufactured BMP (no RR)

0.00

0.00

0.00

Removal from Upstream Nitrogen Load to Removed By Nitrogen Load Efficiency (%) | Practices (lbs) | Practice (lbs) | Practice (lbs) | (lbs)



Q (cfs) Q (cfs)

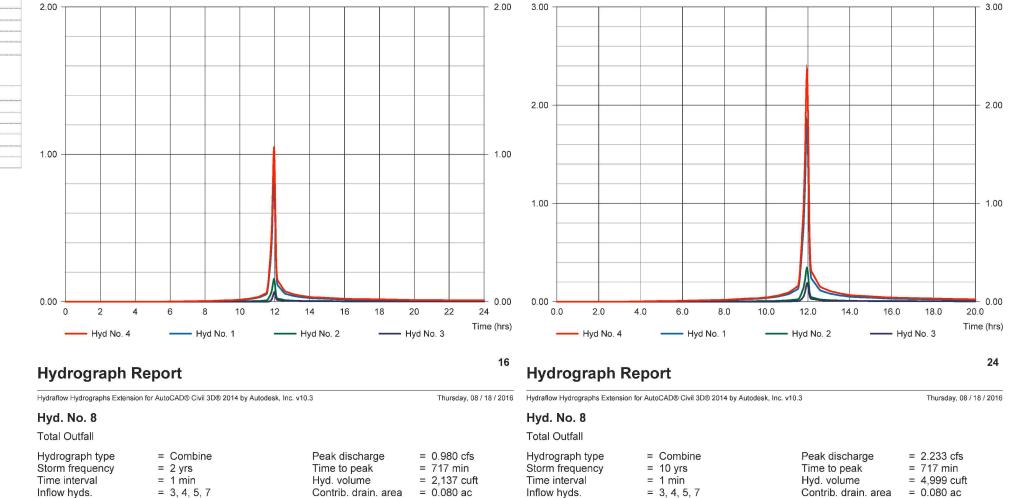
Total Outfall

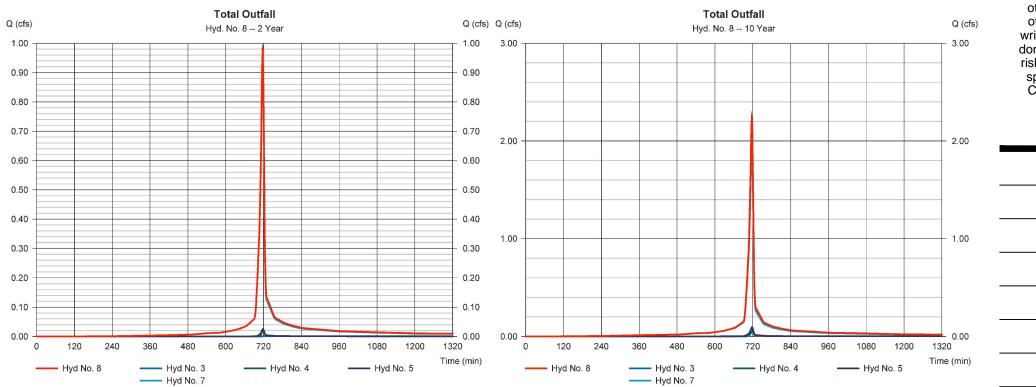
Hyd. No. 4 -- 10 Year

Total Outfall

Hyd. No. 4 -- 2 Year

Q (cfs)





Q (cfs)

ENGINEER:

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08/18/2016 BUILDING TYPE: URBAN EDGE MED40 BUILDING DATE: SITE No.: 310864 STORE No.: 31109 JOB No.:

TCB-17637

1"=30'

CHECKED BY:

TACO BELL

SCALE:

DRAWN BY:

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STORMWATER MANAGEMENT PLAN

GRAPHIC SCALE

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

APPROVED	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION &	ENVIRONMENTAL SERVICES
DSP NO. <u>2015-0021</u>	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	DATE
DATE RECORDED	
INSTRUMENT NO. DEED BOOK NO.	PAGE NO.

urve numbers and runoff volumes computed in this spreadsheet for each drainage area are limited in their applicability for determining and demonstrating compliance with water quantity ements. See VRRM User's Guide and Documentation for additional information. noff Volume (RV) for pre- and post-development drainage areas must be in volumetric units (e.g., acre-feet or cubic feet) when using the Energy Balance Equation. Runoff measured in rshed-inches and shown in the spreadsheet as RV(watershed-inch) can only be used in the Energy Balance Equation when the pre- and post-development drainage areas are equal. Otherwise ershed-inch) must be multiplied by the drainage area. justed CNs are based on runoff reduction volumes as calculated in D.A. tabs. An alternative CN adjustment calculation for Vegetated Roofs is included in BMP specification No. 5. Drainage Area Curve Numbers and Runoff Depths * Curve numbers (CN, CNadj) and runoff depths (RV Developed) are computed with and without reduction p

1-year storm 2-year storm 10-year storm

Adjusted CN* 94 94 94

RV_{Developed} (watershed-inch) with no Runoff Reduction* 2.06 2.54 4.51
RV_{Developed} (watershed-inch) with Runoff Reduction* 2.06 2.54 4.51

Hydrodynamic

14.b. Manufactured Treatment Device-Filterin

14.c. Manufactured Treatment Device-Generic

turf to be mowed/managed Impervious Cover

			111 (1 6129) / (1 6129) 6	2.70				
F	oractices.			QPost Development <= I.F.* (0				
	Total Area (acres):	0.42		, , , , , , , , , , , , ,				
	Runoff Reduction		I.F	0.9				
	Volume (ft ³): 0		CHANNEL PRO	CHANNEL PROTECTION				
			Qpre-development	1.044				
			QPost Development	0.98				
			RVPost Development (with runoff					
our.			reduction)	2.05				
			Qallowable	1.13				
~~			Qallowable/QPost Development	1.15				
			Vs/Vr	N/A				
_			Vs	N/a				
			Storage required (cf)	N/A				

0.00

0.00

SWM Water Quantity Energy Balance Worksheet

20

0.00

0.00

0.00

0.00

SITE AREA (acre)	0.42				
	1-ye	ar	10-year		
	PRE	POST (adjusted)	PRE	POST (adjusted)	
P°	2.69	2.69	4.84	4.84	
CN	98	94	98	94	POST (adjusted) from RRM 'Channel and Flood Protection' tab; PRE CN can be computed using same computations on this tab
S=1000/CN-10	0.20	0.64	0.20	0.64	
0.25	0.04	0.13	0.04	0.13	
RV=(P-0.2S) ² /(P-0.2S)+S	2.46	2.05	4.60	4.15	

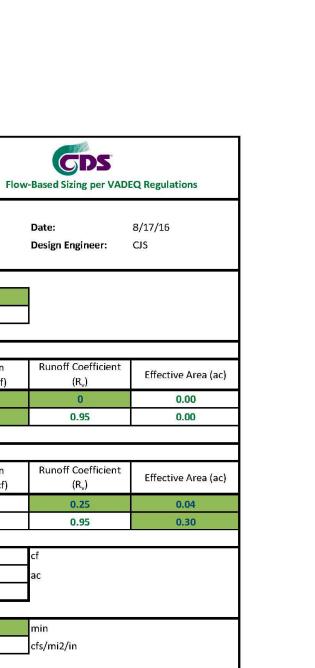
(Qpre-development* RVpre-development)/RVDeveloped)

0.00

0.00

l.F	0.9			
CHANNEL PRO	TECTION		FLOOD CONTE	ROL
Qpre-development	1.044	From TR55	Qpre-development	2.35
QPost Development	0.98	From TR55	QPost Development	2.23
Development (with runoff			RVPost Development (with runoff	
reduction)	2.05	From RRM	reduction)	4.15
Qallowable	1.13		Qallowable	2.61
/able/QPost Development	1.15		Qallowable/QPost Development	1.17
Vs/Vr	N/A	Fig 11.7 of DEQ Manual	Vs/Vr	N/A
Vs	N/a		Vs	N/A
Storage required (cf)	N/A		Storage required (cf)	N/a

FLOOD CONTROL		
Qpre-development	2.35	From TR55
QPost Development	2.23	From TR55
RVPost Development (with runoff		
reduction)	4.15	From RRM
Qallowable	2.61	
Qallowable/QPost Development	1.17	
Vs/Vr	N/A	Fig 6-1 of TR-55 User N
Vs	N/A	
Storage required (cf)	N/a	



GDS

0.95

Runoff Coefficient

0.95

ENGINEERED SOLUTIONS

Volume from Upstream Runoff Reduction Practice to BMP:

County or Independent City:

Annual Rainfall (inches)

npervious Cover

mpervious Cover

Composite Rv

Total Effective Area to be Treated

reatment Volume Peak Discharge

Time of Concentration (Tc) Unit Peak Discharge (qu)

Target Rainfall Event, P (inches)

Taco Bell - Duke Street

Upstream RR Practice (cf)

Treatment Volume from

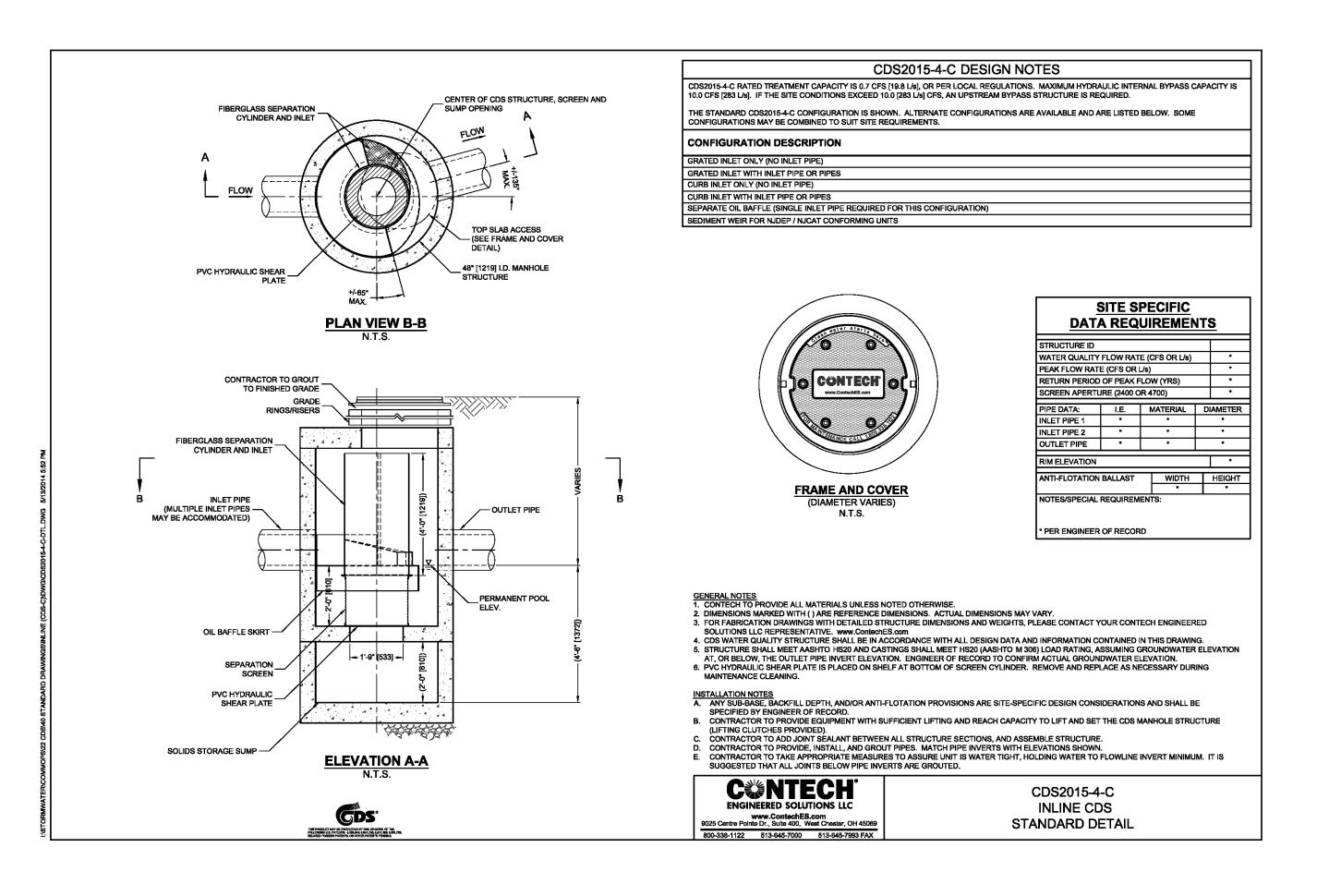
Untreated Credit Area (cf)

1035

0.34 0.87

2015

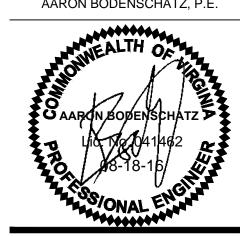
Alexandria City





ENGINEER:

AARON BODENSCHATZ, P.E.



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08/18/2016 BUILDING TYPE: URBAN EDGE MED40 BUILDING DATE: SITE No.: 310864 STORE No.: 31109 JOB No.: TCB-17637 SCALE: DRAWN BY:

TACO BELL

CHECKED BY:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE

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APPROVED

DSP NO. <u>2015-0021</u>

DATE RECORDED

INSTRUMENT NO.

DIRECTOR

CHAIRMAN, PLANNING COMMISSION

DEPARTMENT OF PLANNING & ZONING

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DIRECTOR DATE DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DATE

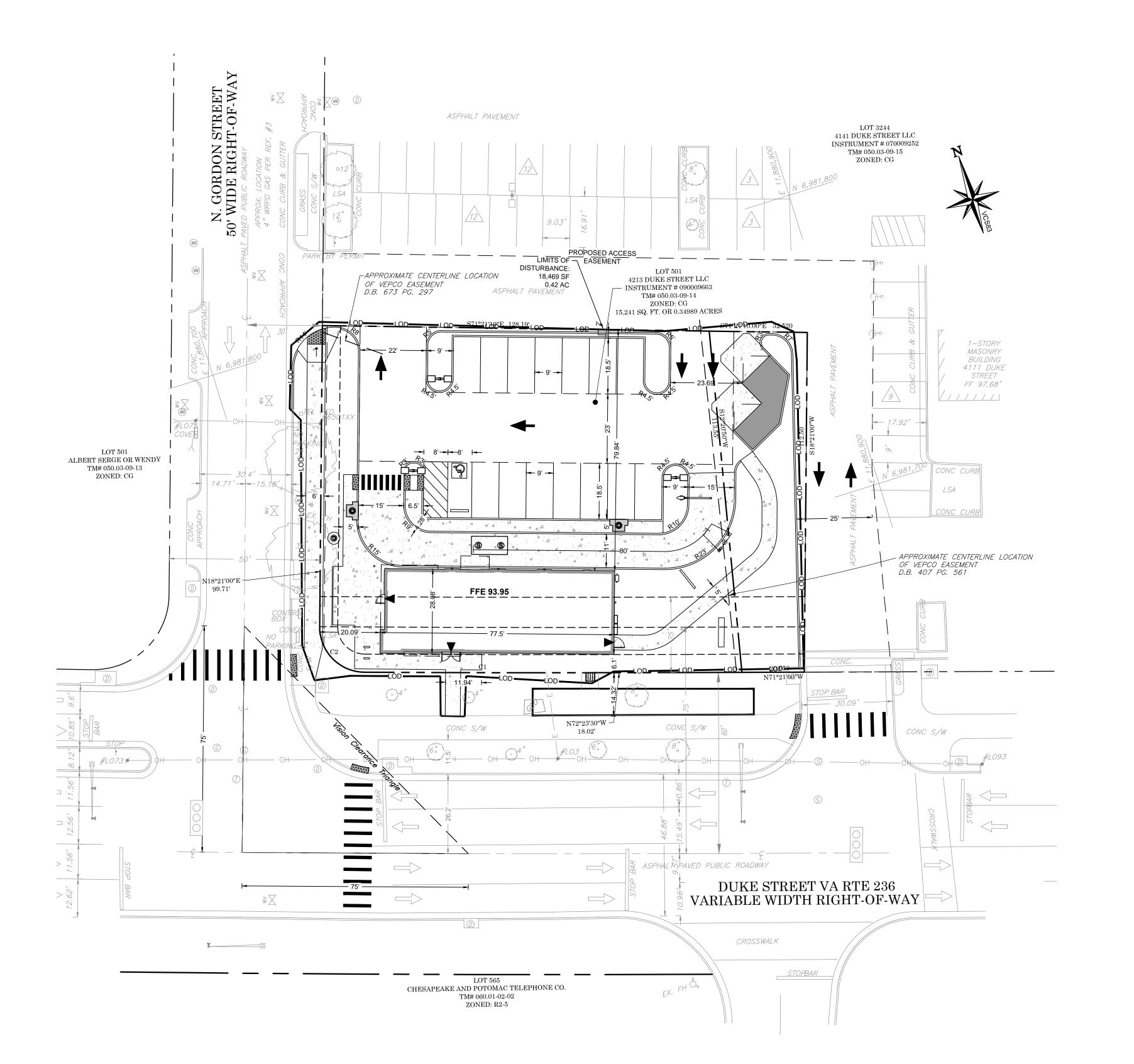
DEED BOOK NO. PAGE NO.

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URBAN EDGE

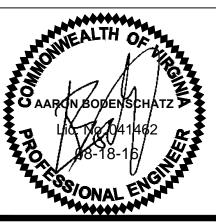
STORMWATER MANAGEMENT PLAN





ENGINEER:

AARON BODENSCHATZ, P.E.



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08/18/2016

BUILDING TYPE: URBAN EDGE MED40
BUILDING DATE: --/--/--SITE No.: 310864
STORE No.: 31109

JOB No.: TCB-17637
SCALE: 1"=20'
DRAWN BY: MV
CHECKED BY: AB

TACO BELL

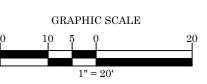
4213 DUKE STREET ALEXANDRIA, VA 22304



URBAN EDGE

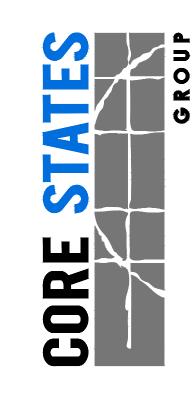
DIMENSION PLAN

C13



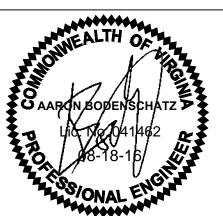
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<u> </u>	
APPROVED	_
DEPARTMENT OF PLANNING & ZONING	L
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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
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JOINING PROPERTY LINE

PAD CENTERLINE

ROAD CENTERLINE

DITCH CENTERLINE

LIMITS OF BMP / DETENTION

RB

CURB

MOUNTABLE

GUILDING

RIP RAP

SCALE:

DRAWN BY:

DATE: 08/18/2016
BUILDING TYPE: URBAN EDGE MED40
BUILDING DATE: --/--/--SITE No.: 310864
STORE No.: 31109
JOB No.: TCB-17637

TACO BELL

4213 DUKE STREET ALEXANDRIA, VA 22304



URBAN EDGE

FUTURE TRANSIT WAY

C14

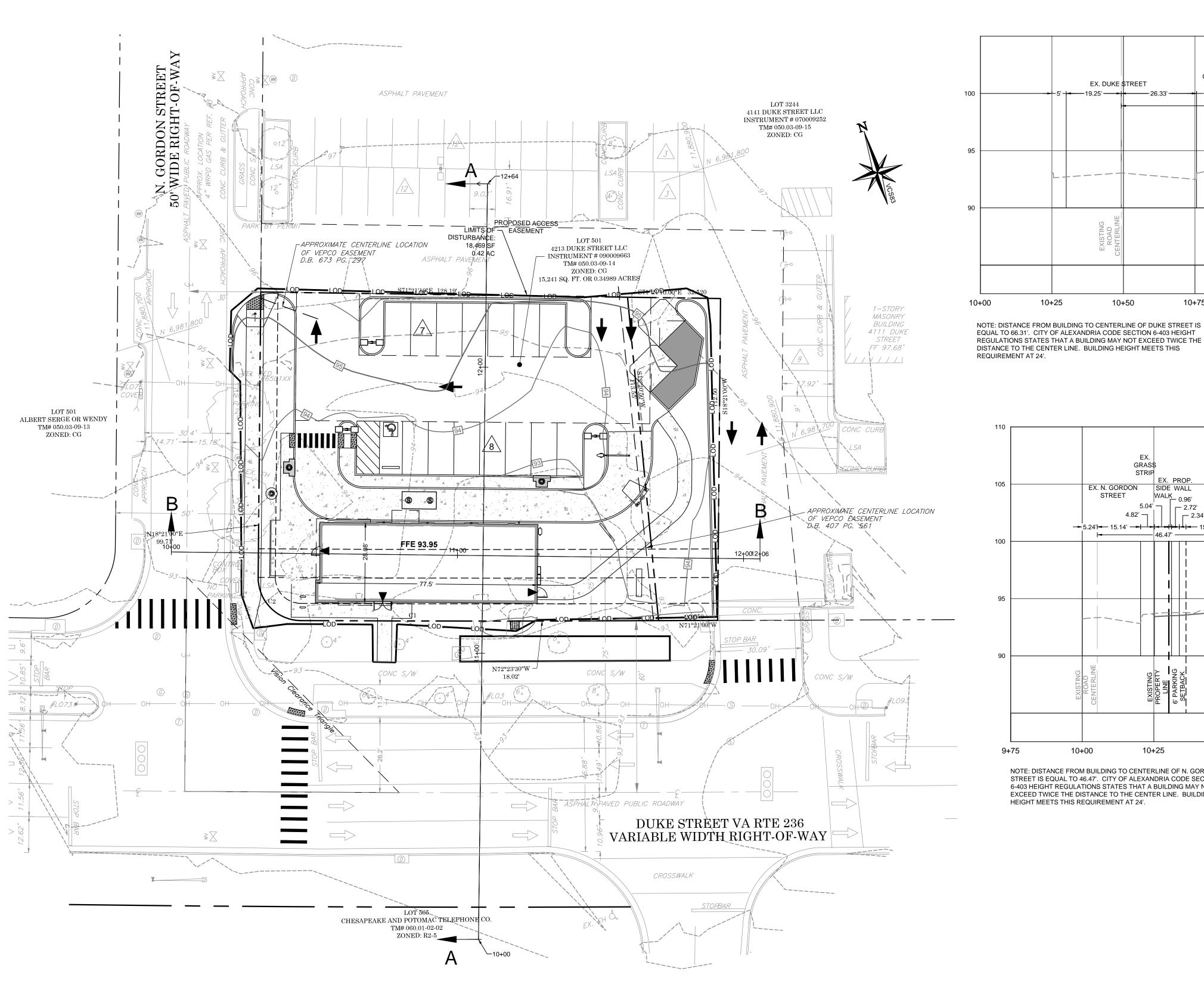
SITE LEGEND

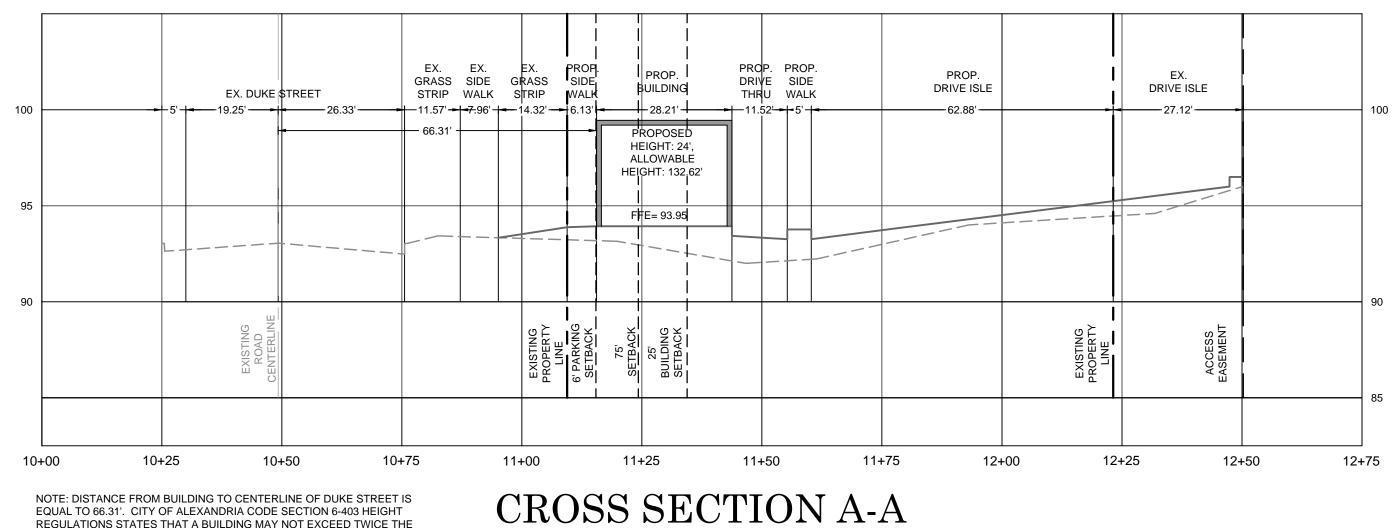
_
EXISTING PROPERTY BOUNDARY LINE EXISTING ADJOINING PROPERTY LINE
EXISTING ROAD CENTERLINE PROPOSED ROAD CENTERLINE PROPOSED DITCH CENTERLINE PROPOSED LIMITS OF BMP / DETENTI
EXISTING CURB PROPOSED CURB
PROPOSED MOUNTABLE PROPOSED BUILDING
PROPOSED RIP RAP
PROPOSED CONCRETE
PROPOSED BRIDGE
PROPOSED WATER STRUCTURES
PROPOSED STORM STRUCTURES
PROPOSED SANITARY STRUCTURES
EXISTING SANITARY STRUCTURES
EXISTING WATER STRUCTURES
PROPOSED PARKING COUNT

GRAPHIC SCALE

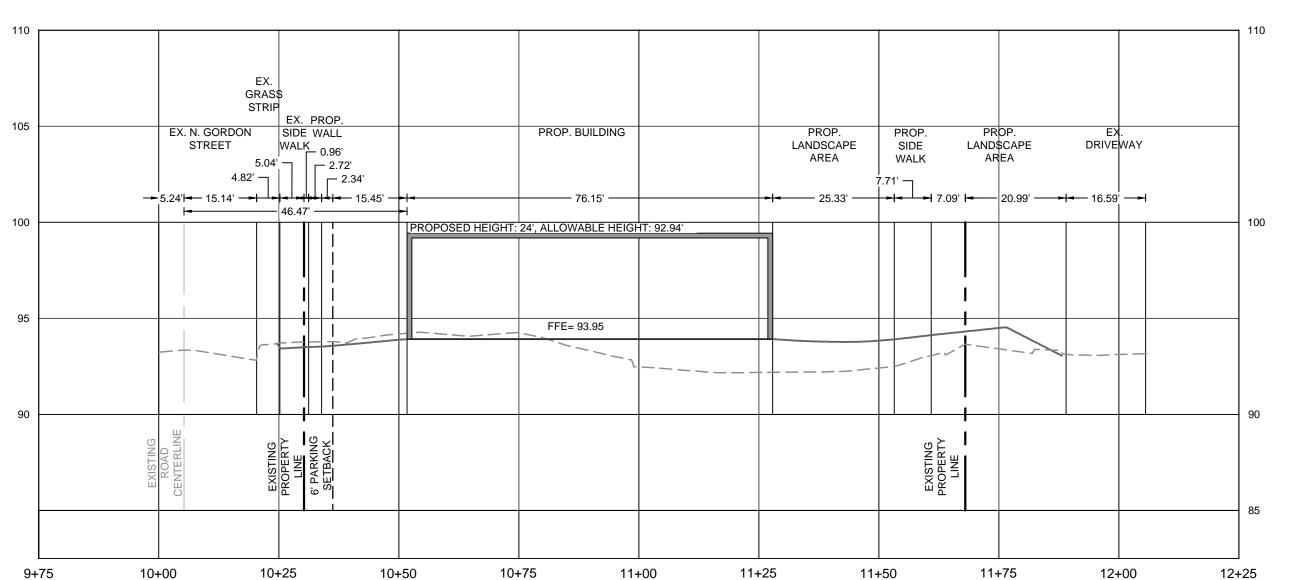
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DIRECTOR	DATE
CHAIDMAN, DI ANNUNC COMMISSION	DATE
CHAIRMAN, PLANNING COMMISSION	DATE
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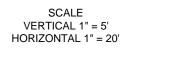


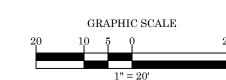
SCALE VERTICAL 1" = 5' HORIZONTAL 1" = 20'



NOTE: DISTANCE FROM BUILDING TO CENTERLINE OF N. GORDON STREET IS EQUAL TO 46.47'. CITY OF ALEXANDRIA CODE SECTION 6-403 HEIGHT REGULATIONS STATES THAT A BUILDING MAY NOT EXCEED TWICE THE DISTANCE TO THE CENTER LINE. BUILDING HEIGHT MEETS THIS REQUIREMENT AT 24'.

CROSS SECTION B-B



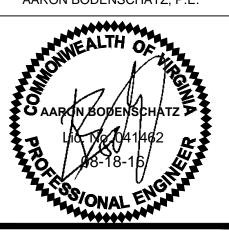


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DIRECTOR DEPARTMENT OF TRA		DATE VIRONMENTAL SERVICES
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ENGINEER: AARON BODENSCHATZ, P.E.



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08/18/2016 BUILDING TYPE: URBAN EDGE MED40 BUILDING DATE: SITE No.: 310864 STORE No.: 31109 JOB No.: TCB-17637 SCALE:

CHECKED BY: TACO BELL

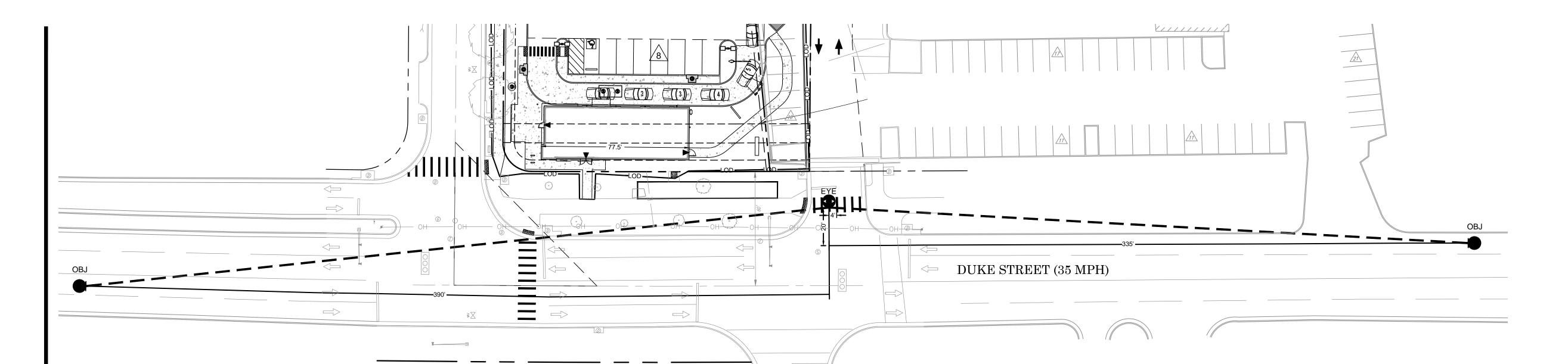
DRAWN BY:

4213 DUKE STREET ALEXANDRIA, VA 22304



URBAN EDGE

SITE CROSS SECTIONS

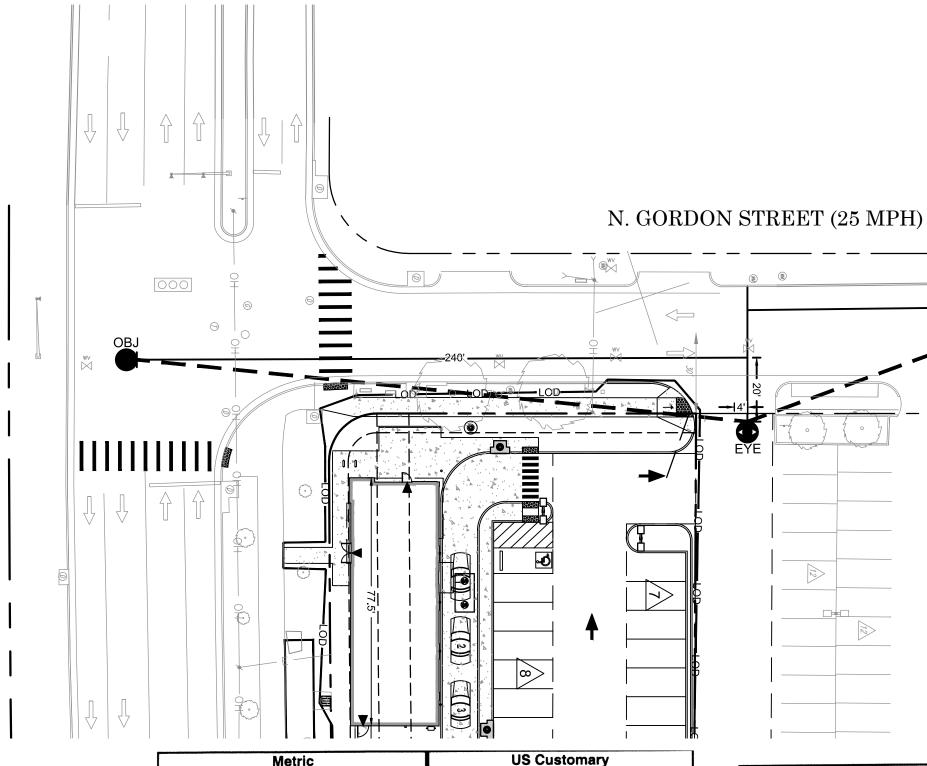


	Metric				US Customary			
Design	Stopping sight	Intersectio distance passenge	e for	Design	Stopping sight	Intersection distance passenge	e for	
speed (km/h)	distance (m)	Calculated (m)	Design (m)	speed (mph)	distance (ft)	Calculated (ft)	Design (ft)	
20	20	41.7	45	15	80	165.4	170	
30	35	62.6	65	20	115	220.5	225	
40	50	83.4	85	25	155	275.6	280	
50	65	104.3	105	30	200	330.8	335	
60	85	125.1	130	35	250	385.9	390	
70	105	146.0	150	40	305	441.0	445	
80	130	166.8	170	45	360	496.1	500	
90	160	187.7	190	50	425	551.3	555	
100	185	208.5	210	55	495	606.4	610	
110	220	229.4	230	60	570	661.5	665	
120	250	250.2	255	65	645	716.6	720	
130	285	271.1	275	70	730	771.8	775	
				75	820	826.9	830	
				80	910	882.0	885	

Note: Intersection sight distance shown is for a stopped passenger car to turn left onto a two-lane highway with no median and grades 3 percent or less. For other conditions, the time gap must be adjusted and required sight distance recalculated.

Metric				US Customary			
Design	Intersection sight Stopping distance for sight passenger cars		ce for	Design	Stopping sight	Intersection sight distance for passenger cars	
speed (km/h)	distance (m)	Calculated (m)	Design (m)	speed (mph)	distance (ft)	Calculated (ft)	Design (ft)
20	20	36.1	40	15	80	143.3	145
30	35	54.2	55	20	115	191.1	195
40	50	72.3	75	25	155	238.9	240
50	65	90.4	95	30	200	286.7	290
60	85	108.4	110	35	250	334.4	335
70	105	126.5	130	40	305	382.2	385
80	130	144.6	145	45	360	430.0	430
90	160	162.6	165	50	425	477.8	480
100	185	180.7	185	55	495	525.5	530
110	220	198.8	200	60	570	573.3	575
120	250	216.8	220	65	645	621.1	625
130	285	234.9	235	70	730	668.9	670
				75	820	716.6	720
				80	910 *	764.4	765

Note: Intersection sight distance shown is for a stopped passenger car to turn right onto or cross a two-lane highway with no median and grades 3 percent or less. For other conditions, the time gap must be adjusted and required sight distance recalculated.

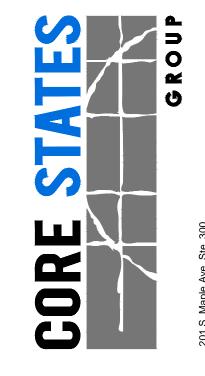


Metric			US Customary				
Design	Stopping sight	Intersectio distance passenge	e for	Design	Stopping sight	Intersection distance passenge	e for
speed (km/h)	distance (m)	Calculated (m)	Design (m)	speed (mph)	distance (ft)	Calculated (ft)	Design (ft)
20	20	41.7 62.6	45 65	15 20	80 115	165.4 220.5	170 225
30 40	35 50	83.4	85	25	155	275.6	280
50 60	65 85	104.3 125.1	105 130	30 35	200 250	330.8 385.9	335 390
70	105	146.0	150	40	305	441.0	445
80 90	130 160	166.8 187.7	170 190	45 50	360 425	496.1 551.3	500 555
100	185	208.5	210	55 60	495 570	606.4 661.5	610 665
110 120	220 250	229.4 250.2	230 255	60 65	645	716.6	720
130	285	271.1	275	70 75	730 820	771.8 826.9	775 830
				80	910	882.0	885

Note: Intersection sight distance shown is for a stopped passenger car to turn left onto a two-lane highway with no median and grades 3 percent or less. For other conditions, the time gap must be adjusted and required sight distance recalculated.

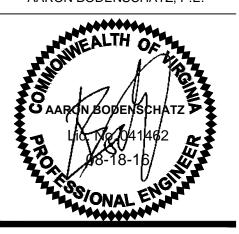
Metric				US Customary			
Design	Stopping sight	Intersection distant	e for	Design	Stopping sight	Intersecti distand passeng	ce for
speed (km/h)	distance (m)	Calculated (m)	Design (m)	speed (mph)	distance (ft)	Calculated (ft)	Design (ft)
20	20	36.1	40	15	80	143.3	145
30	35	54.2	55	20	115	191.1	195
40	50	72.3	75	25	155	238.9	240
50	65	90.4	95	30	200	286.7	290
60	85	108.4	110	35	250	334.4	335
70	105	126.5	130	40	305	382.2	385
80	130	144.6	145	45	360	430.0	430
90	160	162.6	165	50	425	477.8	480
100	185	180.7	185	55	495	525.5	530
110	220	198.8	200	60	570	573.3	575
120	250	216.8	220	65	645	621.1	625
130	285	234.9	235	70	730	668.9	670
			-	75	820	716.6	720
				80	910	764.4	765

Note: Intersection sight distance shown is for a stopped passenger car to turn right onto or cross a two-lane highway with no median and grades 3 percent or less. For other conditions, the time gap must be adjusted and required sight distance recalculated.



ENGINEER:

AARON BODENSCHATZ, P.E.



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DATE: 08/18/2016
BUILDING TYPE: URBAN EDGE MED40
BUILDING DATE: --/--/--SITE No.: 310864
STORE No.: 31109
JOB No.: TCB-17637
SCALE: 1"=20'
DRAWN BY: MV

TACO BELL

CHECKED BY:

4213 DUKE STREET ALEXANDRIA, VA 22304



URBAN EDGE

SIGHT DISTANCE PLAN

C16

DEPARTMENT OF PLANNING & ZONING

DIRECTOR
DIRECTOR
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
DSP NO. 2015-0021
DIRECTOR
DATE

CHAIRMAN, PLANNING COMMISSION
DATE

DATE

DATE

PAGE NO.

DEED BOOK NO.

GRAPHIC SCALE

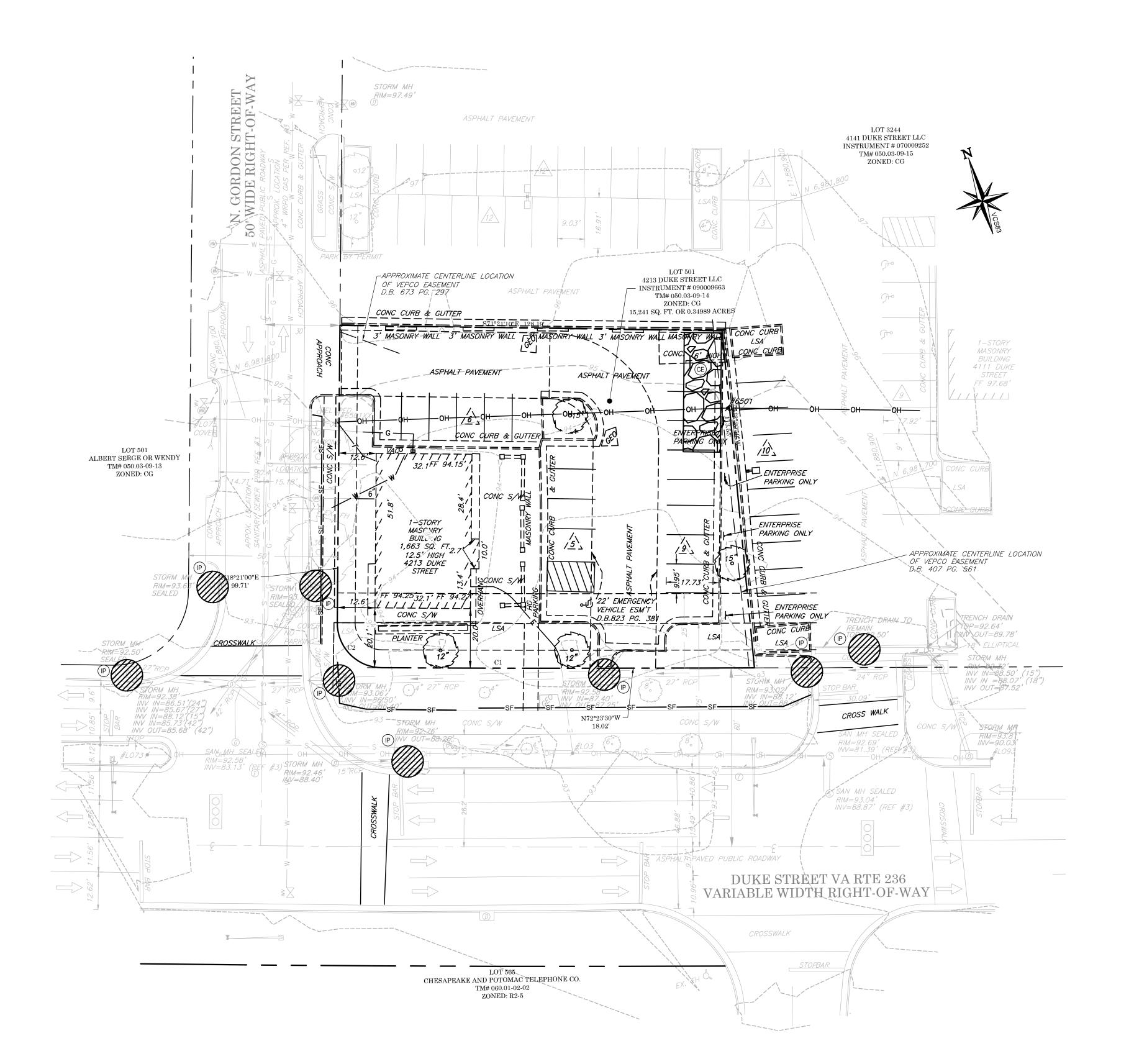
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GENERAL EROSION AND SEDIMENT

CONTROL NOTES:

1. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS

4VAC50-30 EROSION AND SEDIMENT CONTROL REGULATIONS. THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO

OR AS THE FIRST STEP IN CLEARING. 4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLANT TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY.

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.

ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED

FILTERING DEVICE. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE

SEQUENCE OF CONSTRUCTION:

EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.

- INSTALL CONSTRUCTION ENTRANCE AND ADDITIONAL BMP'S.
- CONSTRUCT THE SILT FENCES ON THE SITE. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES. HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEERING CONSULTANT TO
- PERFORM INSPECTION OF BMP'S. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORMWATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

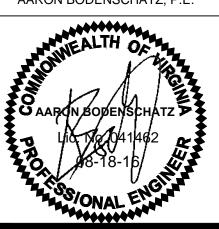
SITE CLEARING.

PHASE 2

- BEGIN BUILDING CONSTRUCTION
- INSTALL PIPING, ELECTRICAL AND UTILITIES. INSTALL CURBS AND ISLANDS.
- INSTALL PAVING. SITE CLEAN UP.
- COMPLETE GRADING AND INSTALL LANDSCAPING. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.



AARON BODENSCHATZ, P.E.



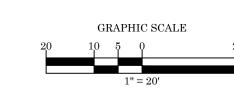
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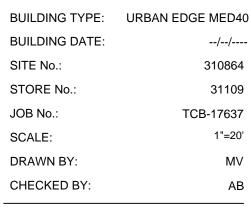
EROSION CONTROL LEGEND:

	<u> </u>		DH GHT TD:
NO.	PRACTICE	CODE	SYMBOL
3.07	INLET PROTECTION	(IP)	
3.05	SILT FENCE	SF	SFSF
3.32	PERMANENT SEEDING	PS	
3.02	CONSTRUCTION ENTRANC	E CE	
3.38	TREE PROTECTION	TP	ТРТР



THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO





08/18/2016

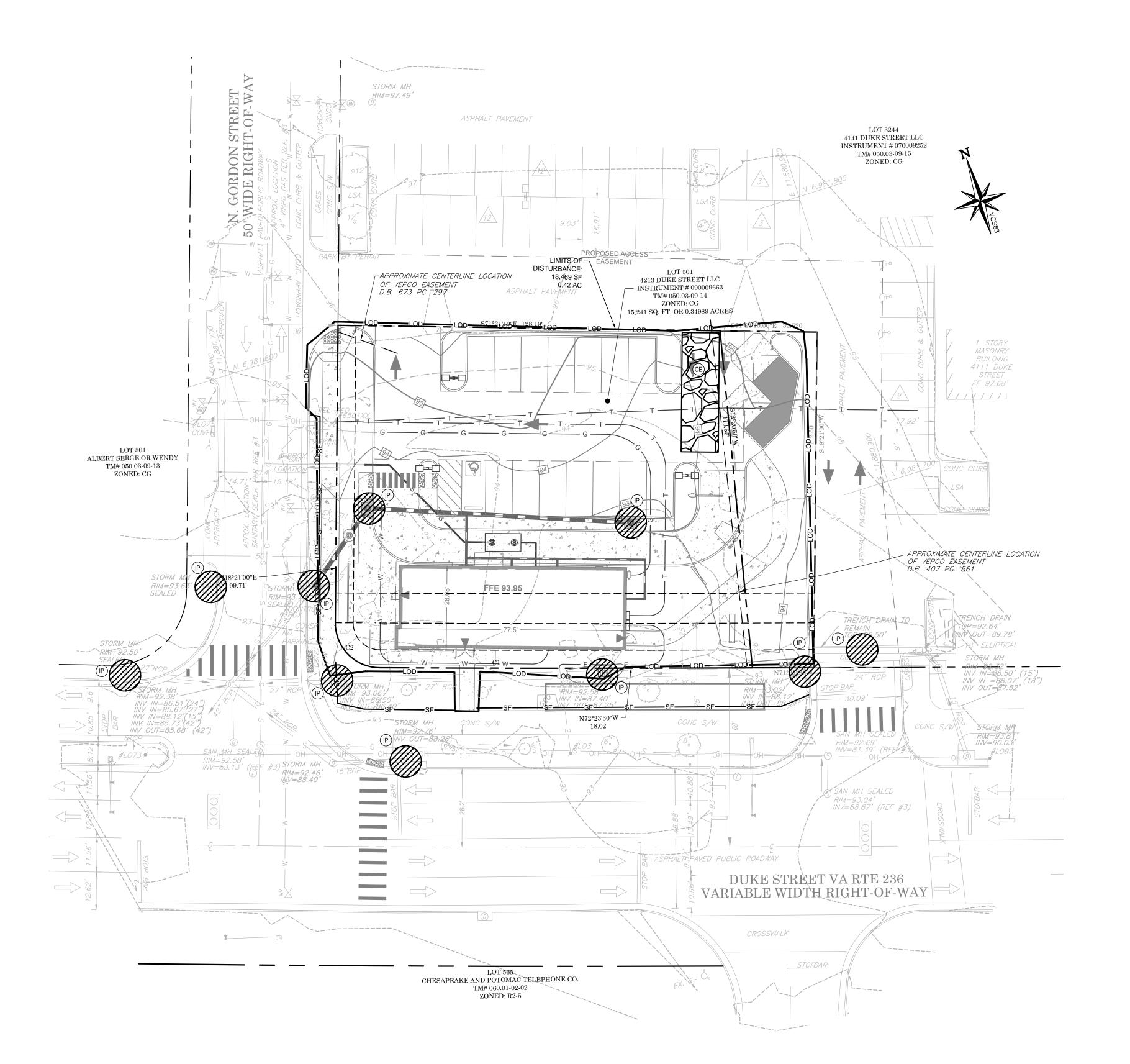
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URBAN EDGE

EROSION AND SEDIMENT CONTROL PLAN: PHASE I



GENERAL EROSION AND SEDIMENT

CONTROL NOTES:

1. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND REGULATIONS

4VAC50-30 EROSION AND SEDIMENT CONTROL REGULATIONS.

2. THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.

 ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.
 A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE

MAINTAINED ON THE SITE AT ALL TIMES.

5. PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLANT TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY.

6. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.

ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL

MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.

8. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED

FILTERING DEVICE.

9. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES
PERIODICALLY AND AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT. ANY
NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE

SEQUENCE OF CONSTRUCTION:

EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.

DI

- 1. INSTALL CONSTRUCTION ENTRANCE AND ADDITIONAL BMP'S.
- CONSTRUCT THE SILT FENCES ON THE SITE.
 INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
- 4. HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEERING CONSULTANT TO PERFORM INSPECTION OF BMP'S. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORMWATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

5. SITE CLEARING.

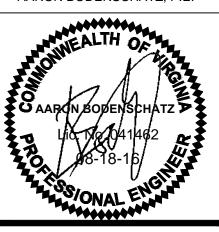
PHASE 2

- BEGIN BUILDING CONSTRUCTION
- INSTALL PIPING, ELECTRICAL AND UTILITIES. INSTALL CURBS AND ISLANDS.
- INSTALL PAVING. SITE CLEAN UP.
- 5. SITE CLEAN UP.
- 6. COMPLETE GRADING AND INSTALL LANDSCAPING.7. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.

CORE STATES

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AARON BODENSCHATZ, P.E.

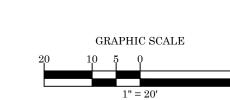


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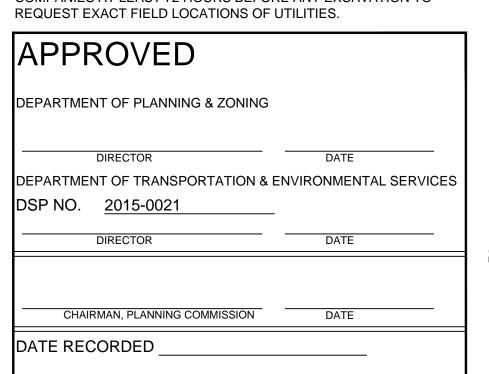
EROSION CONTROL LEGEND:

	EROSION CON		LEGEND.
NO.	PRACTICE	CODE	SYMBOL
3.07	INLET PROTECTION	(IP)	
3.05	SILT FENCE	SF	SFSF
3.32	PERMANENT SEEDING	PS	
3.02	CONSTRUCTION ENTRANCE	CE	
3.38	TREE PROTECTION	(TP)	ТРТР



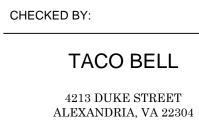
INSTRUMENT NO.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.



DEED BOOK NO.

PAGE NO.



BUILDING TYPE: URBAN EDGE MED40

BUILDING DATE:

SITE No.:

JOB No.:

SCALE:

STORE No.:

DRAWN BY:

08/18/2016

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TCB-17637

TACO BELL

URBAN EDGE

EROSION AND SEDIMENT CONTROL PLAN: PHASE II

C18

GRAVEL CURB INLET SEDIMENT

FILTER

RUNOFF WATER

Source: Va. DSWC

SEDIMENT

CONCRETE GUTTER -

SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE AT CURB INLETS

* GRAVEL SHALL BE VDOT #3, #357 OR 5 COARSE AGGREGATE.

WHERE PONDING IN FRONT OF THE STRUCTURE IS NOT LIKELY TO CAUSE

INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED

F. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THIS CHAPTER.

DORMANT FOR LONGER THAN 14 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR. 2. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS BORROW AREAS AND

SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE. 3. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE

CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION.

SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION. 6. SEDIMENT TRAPS AND SEDIMENT BASINS SHALL BE DESIGNED AND CONSTRUCTED BASED UPON THE TOTAL DRAINAGE AREA TO BE SERVED BY THE TRAP OR BASIN.

A. THE MINIMUM STORAGE CAPACITY OF A SEDIMENT TRAP SHALL BE 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA AND THE TRAP SHALL ONLY CONTROL

DRAINAGE AREAS LESS THAN THREE ACRES. B. SURFACE RUNOFF FROM DISTURBED AREAS THAT IS COMPRISED OF FLOW FROM DRAINAGE AREAS GREATER THAN OR EQUAL TO THREE ACRES SHALL BE CONTROLLED BY A SEDIMENT BASIN. THE MINIMUM STORAGE CAPACITY OF A SEDIMENT BASIN SHALL BE 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA. THE OUTFALL SYSTEM SHALL, AT A MINIMUM, MAINTAIN THE STRUCTURAL INTEGRITY OF THE BASIN DURING A 25-YEAR STORM OF 24-HOUR DURATION, RUNOFF

7. CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION, SLOPES THAT ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE YEAR OF PERMANENT STABILIZATION SHALL BE PROVIDED WITH ADDITIONAL SLOPE STABILIZING MEASURES UNTIL THE PROBLEM IS CORRECTED. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR

9. WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED. 10. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE

CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT BEFORE NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS OR PIPES ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL 12. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE

THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION. NONERODIBLE MATERIAL SHALL BE USED FOR THE CONSTRUCTION OF CAUSEWAYS AND COFFERDAMS. EARTHEN FILL MAY BE USED FOR THESE STRUCTURES IF ARMORED BY NONERODIBLE COVER MATERIALS. 13. WHEN A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES MORE THAN TWICE IN ANY SIX-MONTH PERIOD, A TEMPORARY VEHICULAR STREAM

CROSSING CONSTRUCTED OF NONERODIBLE MATERIAL SHALL BE PROVIDED. 14. ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS PERTAINING TO WORKING IN OR CROSSING LIVE WATERCOURSES SHALL BE MET.

15. THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETED. 16. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA: A. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.

B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES. C. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY. D. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.

F. APPLICABLE SAFETY REQUIREMENTS SHALL BE COMPLIED WITH 17. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED OR PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE. THE ROAD SURFACE SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO

INDIVIDUAL DEVELOPMENT LOTS AS WELL AS TO LARGER LAND-DISTURBING ACTIVITIES. 18. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. UNLESS OTHERWISE AUTHORIZED BY THE VESCP AUTHORITY. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.

19. PROPERTIES AND WATERWAYS DOWNSTREAM FROM DEVELOPMENT SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION, EROSION AND DAMAGE DUE TO WITH THE FOLLOWING STANDARDS AND CRITERIA. STREAM RESTORATION AND RELOCATION PROJECTS THAT INCORPORATE NATURAL CHANNEL DESIGN CONCEPTS ARE NOT MAN-MADE CHANNELS AND SHALL BE EXEMPT FROM ANY FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS: A. CONCENTRATED STORMWATER RUNOFF LEAVING A DEVELOPMENT SITE SHALL BE DISCHARGED DIRECTLY INTO AN ADEQUATE NATURAL OR MAN-MADE RECEIVING CHANNEL, PIPE OR STORM SEWER SYSTEM. FOR THOSE SITES WHERE RUNOFF IS DISCHARGED INTO A PIPE OR PIPE SYSTEM, DOWNSTREAM STABILITY ANALYSES AT THE OUTFALL OF THE PIPE OR PIPE SYSTEM SHALL BE PERFORMED.

B. ADEQUACY OF ALL CHANNELS AND PIPES SHALL BE VERIFIED IN THE FOLLOWING MANNER: (1) THE APPLICANT SHALL DEMONSTRATE THAT THE TOTAL DRAINAGE AREA TO THE POINT OF ANALYSIS WITHIN THE CHANNEL IS ONE HUNDRED TIMES GREATER THAN THE CONTRIBUTING DRAINAGE AREA OF THE PROJECT IN QUESTION; OR

(2) (A) NATURAL CHANNELS SHALL BE ANALYZED BY THE USE OF A TWO-YEAR STORM TO VERIFY THAT STORMWATER WILL NOT OVERTOP CHANNEL BANKS NOR CAUSE FROSION OF CHANNEL BED OR BANKS. (B) ALL PREVIOUSLY CONSTRUCTED MAN-MADE CHANNELS SHALL BE ANALYZED BY THE USE OF A 10-YEAR STORM TO VERIFY THAT STORMWATER WILL NOT

OVERTOP ITS BANKS AND BY THE USE OF A TWO-YEAR STORM TO DEMONSTRATE THAT STORMWATER WILL NOT CAUSE EROSION OF CHANNEL BED OR BANKS; (C) PIPES AND STORM SEWER SYSTEMS SHALL BE ANALYZED BY THE USE OF A 10-YEAR STORM TO VERIFY THAT STORMWATER WILL BE CONTAINED WITHIN THE

C. IF EXISTING NATURAL RECEIVING CHANNELS OR PREVIOUSLY CONSTRUCTED MAN-MADE CHANNELS OR PIPES ARE NOT ADEQUATE, THE APPLICANT SHALL: (1) IMPROVE THE CHANNELS TO A CONDITION WHERE A 10-YEAR STORM WILL NOT OVERTOP THE BANKS AND A TWO-YEAR STORM WILL NOT CAUSE EROSION TO

THE CHANNEL, THE BED, OR THE BANKS; OR (2) IMPROVE THE PIPE OR PIPE SYSTEM TO A CONDITION WHERE THE 10-YEAR STORM IS CONTAINED WITHIN THE APPURTENANCES:

(3) DEVELOP A SITE DESIGN THAT WILL NOT CAUSE THE PRE-DEVELOPMENT PEAK RUNOFF RATE FROM A TWO-YEAR STORM TO INCREASE WHEN RUNOFF OUTFALLS INTO A NATURAL CHANNEL OR WILL NOT CAUSE THE PRE-DEVELOPMENT PEAK RUNOFF RATE FROM A 10-YEAR STORM TO INCREASE WHEN RUNOFF OUTFALLS INTO A MAN-MADE CHANNEL; OR (4) PROVIDE A COMBINATION OF CHANNEL IMPROVEMENT, STORMWATER DETENTION OR OTHER MEASURES WHICH IS SATISFACTORY TO THE VESCP AUTHORITY

TO PREVENT DOWNSTREAM EROSION D. THE APPLICANT SHALL PROVIDE EVIDENCE OF PERMISSION TO MAKE THE IMPROVEMENTS. E. ALL HYDROLOGIC ANALYSES SHALL BE BASED ON THE EXISTING WATERSHED CHARACTERISTICS AND THE ULTIMATE DEVELOPMENT CONDITION OF THE SUBJECT

F. IF THE APPLICANT CHOOSES AN OPTION THAT INCLUDES STORMWATER DETENTION, HE SHALL OBTAIN APPROVAL FROM THE VESCP OF A PLAN FOR MAINTENANCE OF THE DETENTION FACILITIES. THE PLAN SHALL SET FORTH THE MAINTENANCE REQUIREMENTS OF THE FACILITY AND THE PERSON RESPONSIBLE FOR

G. OUTFALL FROM A DETENTION FACILITY SHALL BE DISCHARGED TO A RECEIVING CHANNEL, AND ENERGY DISSIPATORS SHALL BE PLACED AT THE OUTFALL OF ALL DETENTION FACILITIES AS NECESSARY TO PROVIDE A STABILIZED TRANSITION FROM THE FACILITY TO THE RECEIVING CHANNEL.

H. ALL ON-SITE CHANNELS MUST BE VERIFIED TO BE ADEQUATE. . INCREASED VOLUMES OF SHEET FLOWS THAT MAY CAUSE EROSION OR SEDIMENTATION ON ADJACENT PROPERTY SHALL BE DIVERTED TO A STABLE OUTLET ADEQUATE CHANNEL. PIPE OR PIPE SYSTEM, OR TO A DETENTION FACILITY.

J. IN APPLYING THESE STORMWATER MANAGEMENT CRITERIA, INDIVIDUAL LOTS OR PARCELS IN A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL DEVELOPMENT SHALL NOT BE CONSIDERED TO BE SEPARATE DEVELOPMENT PROJECTS. INSTEAD, THE DEVELOPMENT, AS A WHOLE, SHALL BE CONSIDERED TO BE A SINGLE DEVELOPMENT PROJECT. HYDROLOGIC PARAMETERS THAT REFLECT THE ULTIMATE DEVELOPMENT CONDITION SHALL BE USED IN ALL ENGINEERING CALCULATIONS.

K. ALL MEASURES USED TO PROTECT PROPERTIES AND WATERWAYS SHALL BE EMPLOYED IN A MANNER WHICH MINIMIZES IMPACTS ON THE PHYSICAL, CHEMICAL AND BIOLOGICAL INTEGRITY OF RIVERS, STREAMS AND OTHER WATERS OF THE STATE.

. ANY PLAN APPROVED PRIOR TO JULY 1, 2014, THAT PROVIDES FOR STORMWATER MANAGEMENT THAT ADDRESSES ANY FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS SHALL SATISFY THE FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS IF THE PRACTICES ARE DESIGNED TO (I) DETAIN THE WATER QUALITY VOLUME AND TO RELEASE IT OVER 48 HOURS: (II) DETAIN AND RELEASE OVER A 24-HOUR PERIOD THE EXPECTED RAINFALL RESULTING FROM THE ONE YEAR, 24-HOUR STORM; AND (III) REDUCE THE ALLOWABLE PEAK FLOW RATE RESULTING FROM THE 1.5, 2, AND 10-YEAR, 24-HOUR STORMS TO A LEVEL THAT IS LESS THAN OR EQUAL TO THE PEAK FLOW RATE FROM THE SITE ASSUMING IT WAS IN A GOOD FORESTED CONDITION, ACHIEVED THROUGH MULTIPLICATION OF THE FORESTED PEAK FLOW RATE BY A REDUCTION FACTOR THAT IS EQUAL TO THE RUNOFF VOLUME FROM THE SITE WHEN IT WAS IN A GOOD FORESTED CONDITION DIVIDED BY THE RUNOFF VOLUME FROM THE SITE IN ITS PROPOSED CONDITION, AND SHALL BE EXEMPT FROM ANY FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS AS DEFINED IN ANY REGULATIONS PROMULGATED PURSUANT TO § 62.1-44.15:54 OR 62.1-44.15:65 OF THE ACT.

M. FOR PLANS APPROVED ON AND AFTER JULY 1, 2014, THE FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS OF § 62.1-44.15:52 A OF THE ACT AND THIS SUBSECTION SHALL BE SATISFIED BY COMPLIANCE WITH WATER QUANTITY REQUIREMENTS IN THE STORMWATER MANAGEMENT ACT (§ 62.1-44.15:24 ET SEQ. OF THE CODE OF VIRGINIA) AND ATTENDANT REGULATIONS, UNLESS SUCH LAND-DISTURBING ACTIVITIES ARE IN ACCORDANCE WITH 9VAC25-870-48 OF THE VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) REGULATION OR ARE EXEMPT PURSUANT TO SUBDIVISION C 7 OF § 62.1-44.15:34 OF THE ACT.

N. COMPLIANCE WITH THE WATER QUANTITY MINIMUM STANDARDS SET OUT IN 9VAC25-870-66 OF THE VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) REGULATION SHALL BE DEEMED TO SATISFY THE REQUIREMENTS OF THIS SUBDIVISION 19.

AARON BODENSCHATZ, P.E.



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claims and losses.

DATE: 08/18/2016 BUILDING TYPE: URBAN EDGE MED40 **BUILDING DATE:** 310864 STORE No.: 31109 JOB No.: TCB-17637

TACO BELL

SCALE: DRAWN BY: CHECKED BY

> 4213 DUKE STREET ALEXANDRIA, VA 22304



URBAN EDGE

EROSION AND SEDIMENT CONTROL DETAILS

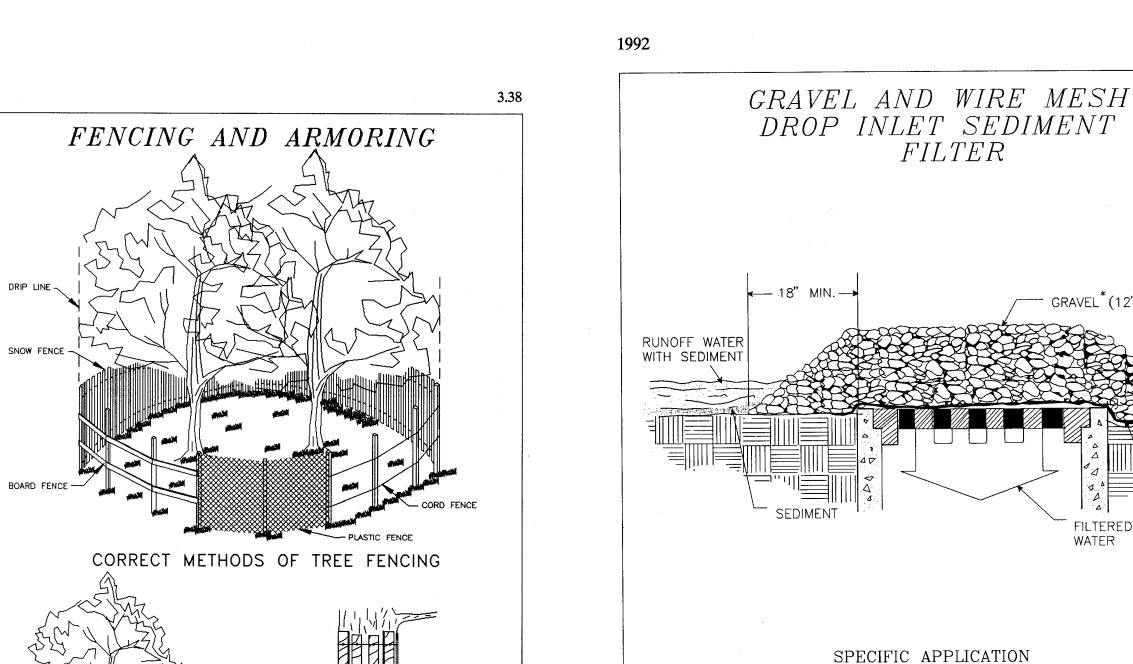


Plate 3.38-2

TRIANGULAR BOARD FENCE

CORRECT TRUNK ARMORING

2. EXCAVATE A 4"X 4" TRENCH

4. BACKFILL AND COMPACT

THE EXCAVATED SOIL.

UPSLOPE ALONG THE LINE OF

Source: Va. DSWC

1. SET THE STAKES.

3. STAPLE FILTER MATERIAL

TO STAKES AND EXTEND

IT INTO THE TRENCH.

CONSTRUCTION OF A SILT FENCE

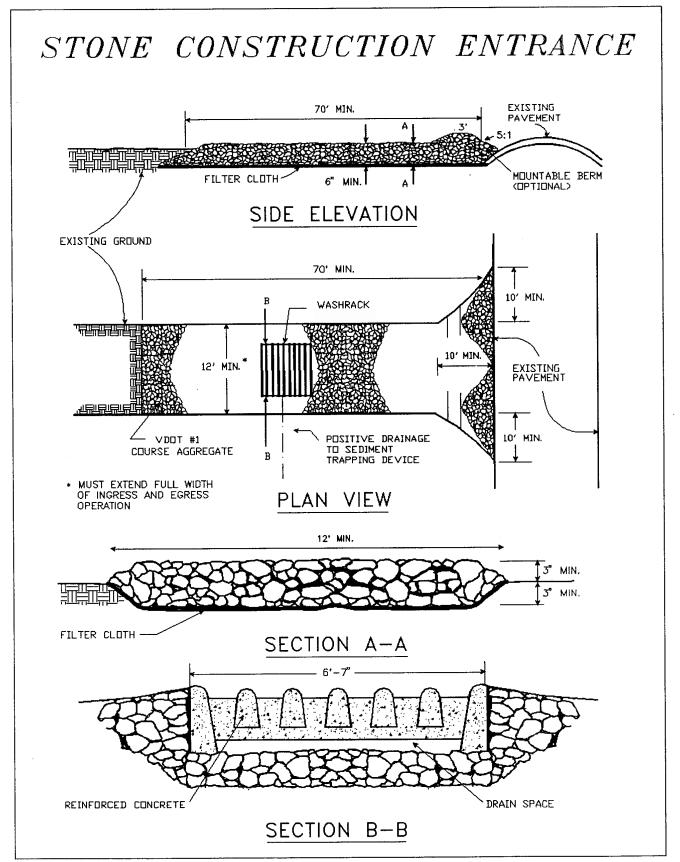
(WITHOUT WIRE SUPPORT)

SHEET FLOW INSTALLATION (PERSPECTIVE VIEW)

POINTS A SHOULD BE HIGHER THAN POINT B.

DRAINAGEWAY INSTALLATION

(FRONT ELEVATION)



Source: Adapted from 1983 Maryland Standards for Soil Erosion and Sediment Control, and Va. DSWC

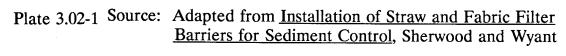


Plate 3.05-2

VIRGINIA EROSION AND SEDIMENT CONTROL NOTES

UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION, AND VIRGINIA REGULATIONS 4VAC50-30 OF THE EROSION AND SEDIMENT CONTROL REGULATIONS.

GRAVEL (12" MIN. DEPTH)

FILTERED

Plate 3.07-2

- THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRECONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO FINAL
- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL
- PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO OFF-SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES
- ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND
- EACH RUN-OFF PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.

THIS METHOD OF INLET PROTECTION IS APPLICABLE

BUT NOT WHERE PONDING AROUND THE STRUCTURE

WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED

MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE

TO ADJACENT STRUCTURES AND UNPROTECTED AREAS

* GRAVEL SHALL BE VDOT #3, #357 OR #5 COARSE

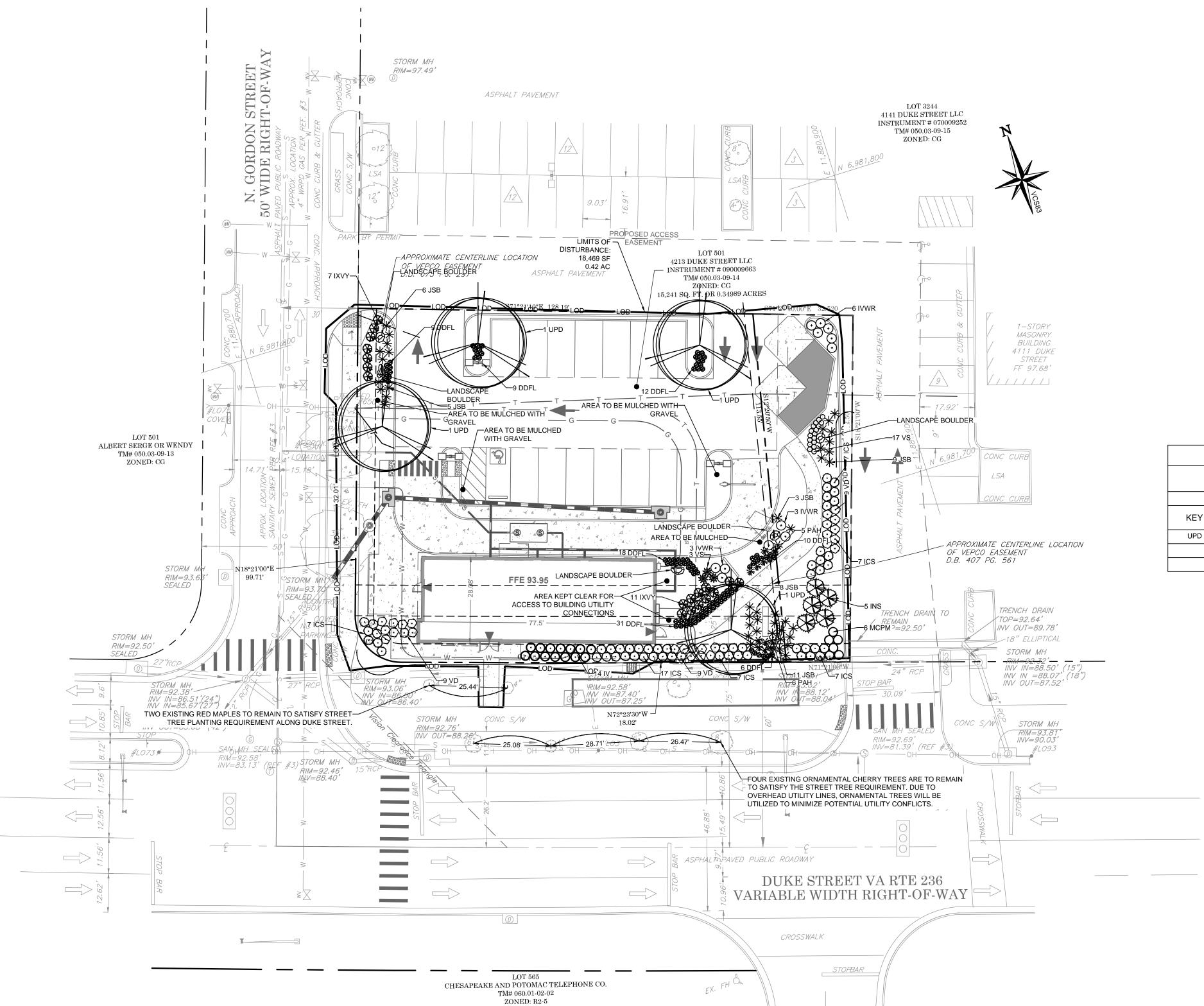
AGGREGATE.

Source: Va. DSWC

- NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY
- DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
- DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE.
- THE CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENT CONTROL MEASURES PERIODICALLY AND AFTER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

APPROVED	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & E	ENVIRONMENTAL SERVICES
DSP NO. <u>2015-0021</u>	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	DATE
*	DATE
DATE RECORDED	
INSTRUMENT NO. DEED BOOK NO.	PAGE NO.



		LANDSCAFI	E SCHEDULE		
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREE(S)	•			1	
UPD	4	ULMUS PARVIFOLIA 'DYNASTY'	DYNASTY ELM	2-2 1/2" CAL.	B+B
SUBTOTAL:	4			•	1
EVERGREEN TRE	EE(S)				
INS	5	ILEX X 'NELLIE R. STEVENS'	NELLIE STEVENS HOLLY	6-7' HT	B+B
SUBTOTAL:	5	'		•	1
DECIDUOUS SHR	UB(S)				
IV	14	ITEA VIRGINICA 'HENRY'S GARNET'	GARNET SWEETSPIRE	24-30" HT	#5 CAN
IVWR	12	ILEX VERTICILLATA 'WINTER RED (F)'	WINTER RED WINTERBERRY HOLLY	18-24" HT	#3 CAN
VD	27	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	30-36" HT	#7 CAN
SUBTOTAL:	53			•	
EVERGREEN SHE	RUB(S)				
ICS	52	ILEX CRENATA 'STEEDS'	STEEDS JAPANESE HOLLY	30-36" HT	#5 CAN
IXVY	18	ILEX VOMITORIA 'SCHILLINGS DWARF'	SCHILLINGS DWARF YAUPON HOLLY	18-24" HT	#3 CAN
JSB	42	JUNIPERUS SABINA	SAVIN	15-18" SPRD.	#3 CAN
SUBTOTAL:	112				
PERENNIAL(S)					
DDFL	95	DIANTHUS GRATIANOPOLITANUS	CHEDDAR PINK	-	#1 CAN
VS	33	VERONICA SPICATA	ROYAL CANDIES	-	#1 CAN
YF	3	YUCCA GLORIOSA	VARIEGATED YUCCA	-	#5 CAN
SUBTOTAL:	131			•	•
ORNAMENTAL GI	RASS(ES)				
MCPM	6	MUHLENBERGIA CAPRILLARIS	PINK MUHLY HRASS	-	#1 CAN
PAH	11	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	-	#1 CAN
SUBTOTAL:	17	1		-	1

	CROW	N COVERAGE ALLOV	WANCE SCHEDULE	
	REQUIF	RED CROWN COVERAGE ALLOWAN 15,241 SF * (0.25) = 3		
KEY	TREE NAME	CROWN COVERAGE ALLOWANCE	NUMBER OF TREES	TOTAL CROWN COVERAGE ALLOWANCE
UPD	DYNASTY ELM	1,250 SF	4	5,000 SF
	TOTAL			5,000 SF
	NOTE: ALL EXISTING TREE CANOPY	COVERAGE TO BE REMOVED.		

STORE No.: JOB No.: TCB-17637 SCALE: DRAWN BY: CHECKED BY:

TACO BELL

BUILDING DATE:

SITE No.:

COR

ENGINEER:

AARON BODENSCHATZ, P.E.

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4213 DUKE STREET ALEXANDRIA, VA 22304

BUILDING TYPE: URBAN EDGE MED40

08/18/2016

310864

31109

1"=20'



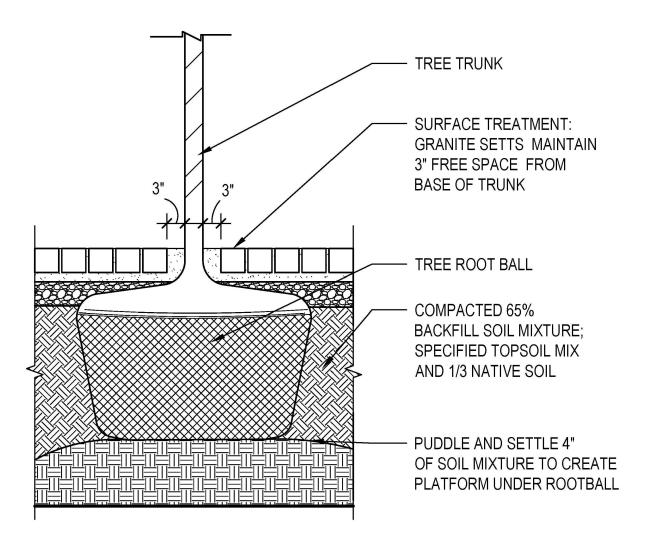
URBAN EDGE

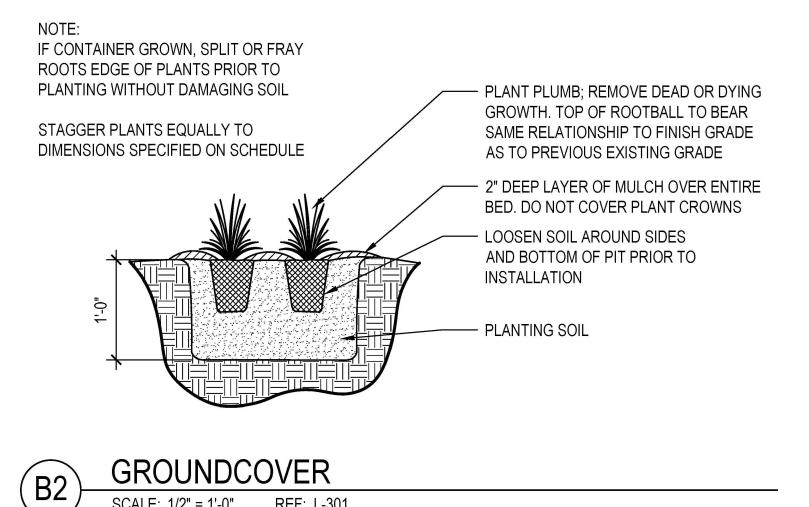
LANDSCAPE PLAN

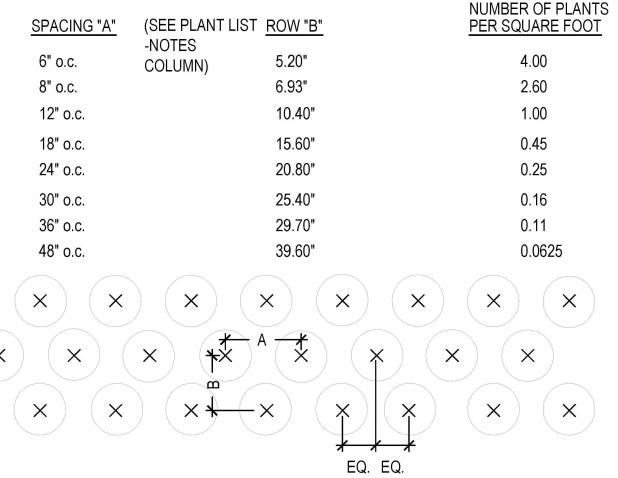
GRAPHIC SCALE

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF LITHLITIES

ENTAL SERVICES
<u>E</u>
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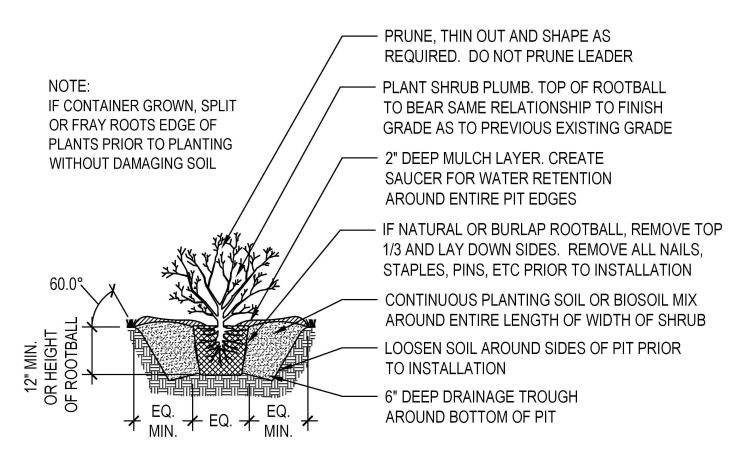
PLANT SPACING CHART REF: L-301

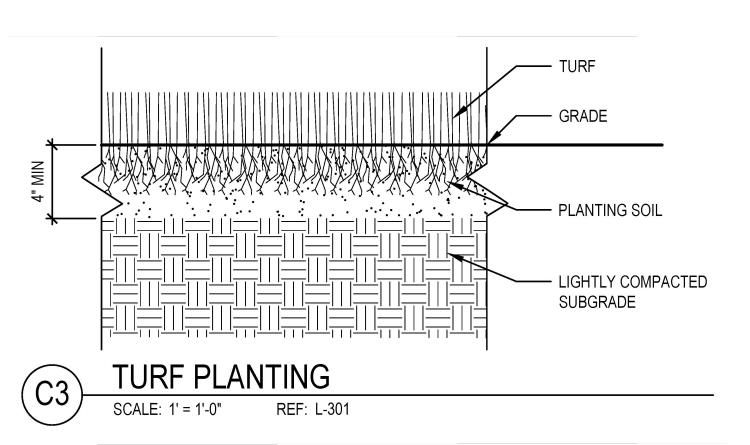
TREE PLANTING IN HARDSCAPE

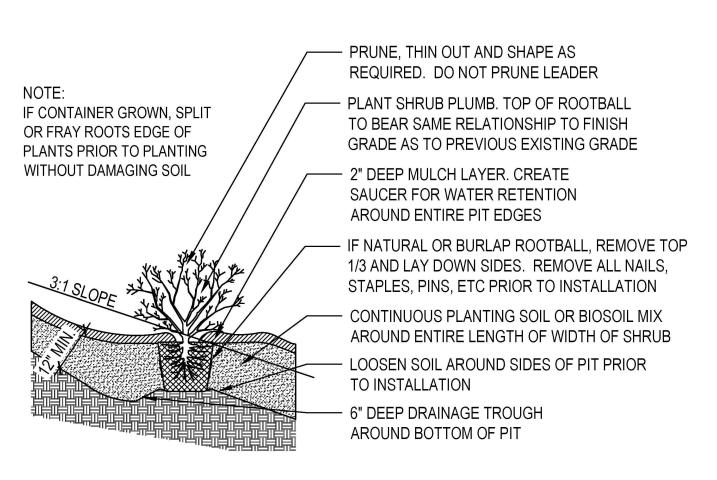
REF: L-301

SHRUB PLANTING

SCALE: 1/2" = 1'-0" REF: L-301



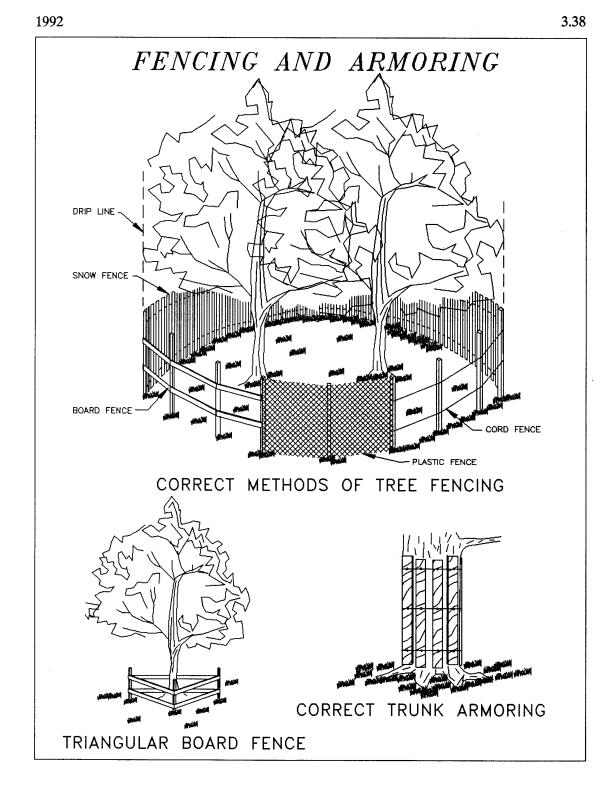






LANDSCAPE NOTES:

- 1. LOCATE ALL UTILITIES BEFORE LANDSCAPE CONSTRUCTION BEGINS
- 2. NOTIFY OWNER'S CONSTRUCTION MANAGER OF ANY DISCREPANCIES PRIOR TO PLANTING.
- FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH (10-10-10) TIME RELEASE FERTILIZER PER MANUFACTURER'S SPECIFIED APPLICATION RATED.
- DARK HARDWOOD MULCH SHALL BE USED AS A FOUR INCH (4") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL BE COVERED WITH DARK HARDWOOD MULCH TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
- 5. ALL AREAS NOT RECEIVING SOD OR PLANT MATERIAL MUST BE COVERED USING DARK MULCH.
- 6. ALL LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARD FOR NURSERY
- STOCK (ANSI-Z60.1-1986). 7. CONTRACTOR SHALL PROTECT EXISTING LANDSCAPING/IRRIGATION MATERIAL.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL APPROVED BY THE OWNER AS NEEDED.
- 9. DISTURBED AREAS, EXCEPT AS NOTED, SHALL BE COVERED WITH MULCH.
- CONTRACTOR TO MATCH / REPLACE PLANT MATERIAL IN LANDSCAPE AREAS THAT HAVE BEEN DAMAGED DURING CONSTRUCTION.



Source: Va. DSWC Plate 3.38-2

III - 401

PRUNE, THIN OUT AND SHAPE AS REQUIRED. DO NOT PRUNE LEADER **INSTALL TREE PLUMB** PROVIDE MIN. 2" CLEARANCE FROM TREE TRUCK 3" DEEP MULCH LAYER. CREATE SAUCER FOR WATER RETENTION AROUND ENTIRE PIT EDGES — IF NATURAL OR BURLAP ROOTBALL, REMOVE TOP 1/3 AND LAY DOWN SIDES. REMOVE ALL NAILS, STAPLES, PINS, ETC. PRIOR TO INSTALLATION PLANTING SOIL —— ADJACENT CONDITION, USUALLY TURF LOOSEN SOIL AROUND SIDES OF PIT PRIOR TO INSTALLATION REMOVE HARDPAN FROM BASE OF ROOT PIT TO FACILIATE DRAINAGE

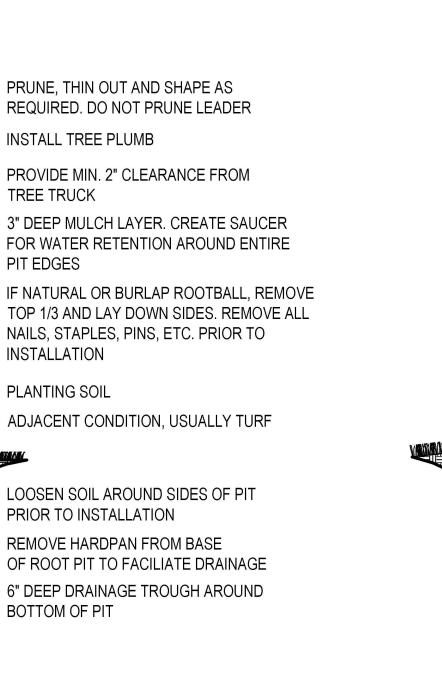
BOTTOM OF PIT

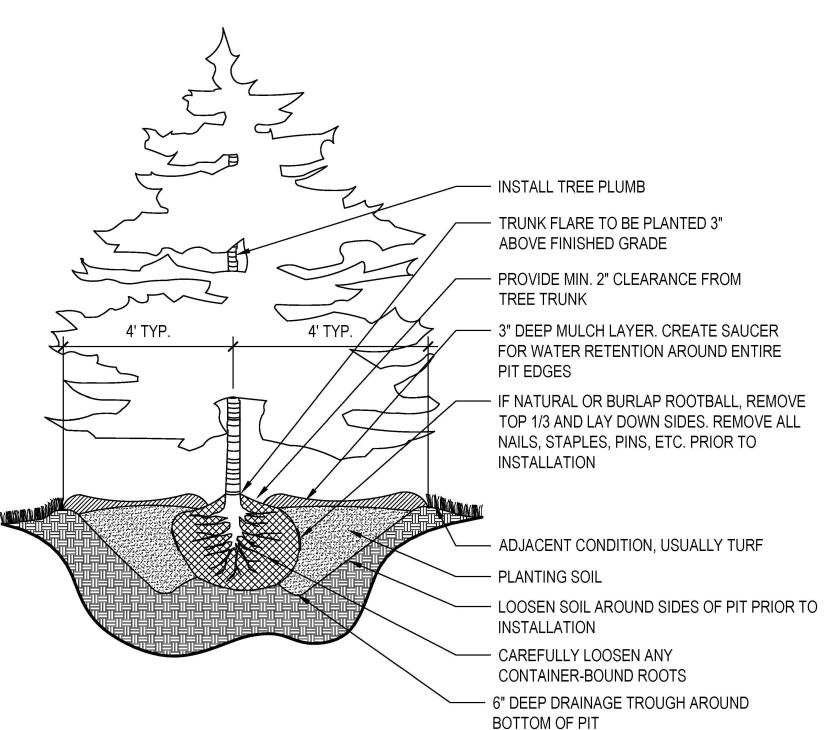
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 $+\frac{\Box Q}{MIN}$ + EQ. $+\frac{\Box Q}{MIN}$

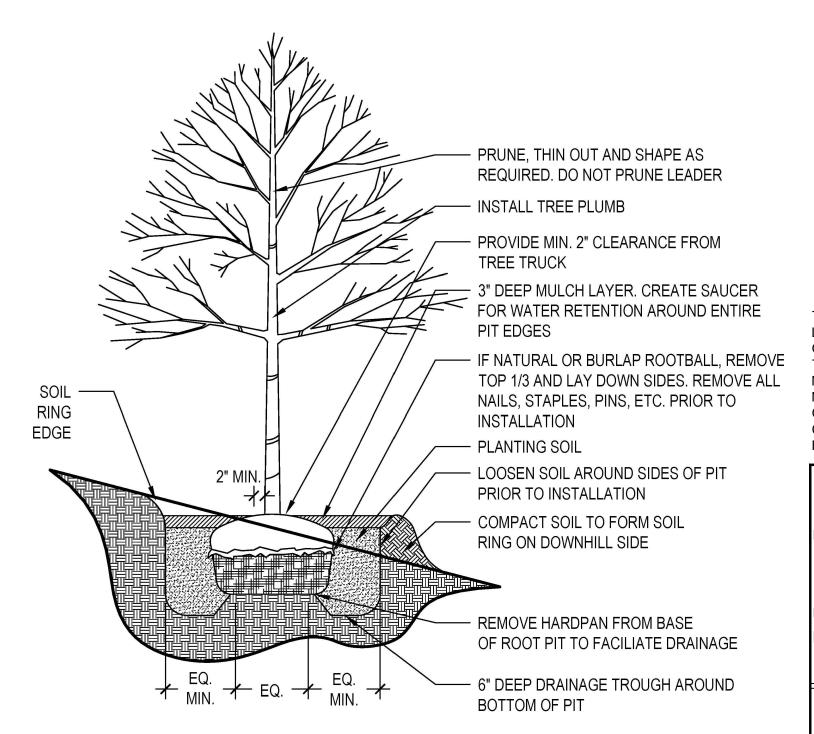
TREE PLANTING

SCALE: 1/2" = 1'-0" REF: L-301



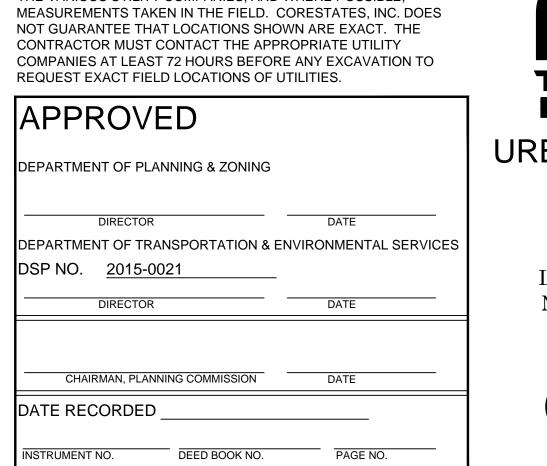


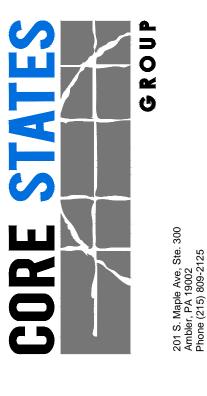
EVERGREEN TREE PLANTING SCALE: 1/2" = 1'-0" REF: L-301



TREE PLANTING ON SLOPE SCALE: 1/2" = 1'-0" REF: L-301

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ENGINEER: AARON BODENSCHATZ, P.E.

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08/18/2016 BUILDING TYPE: URBAN EDGE MED40 BUILDING DATE: SITE No.: STORE No.: 31109 TCB-17637 SCALE: DRAWN BY: CHECKED BY:

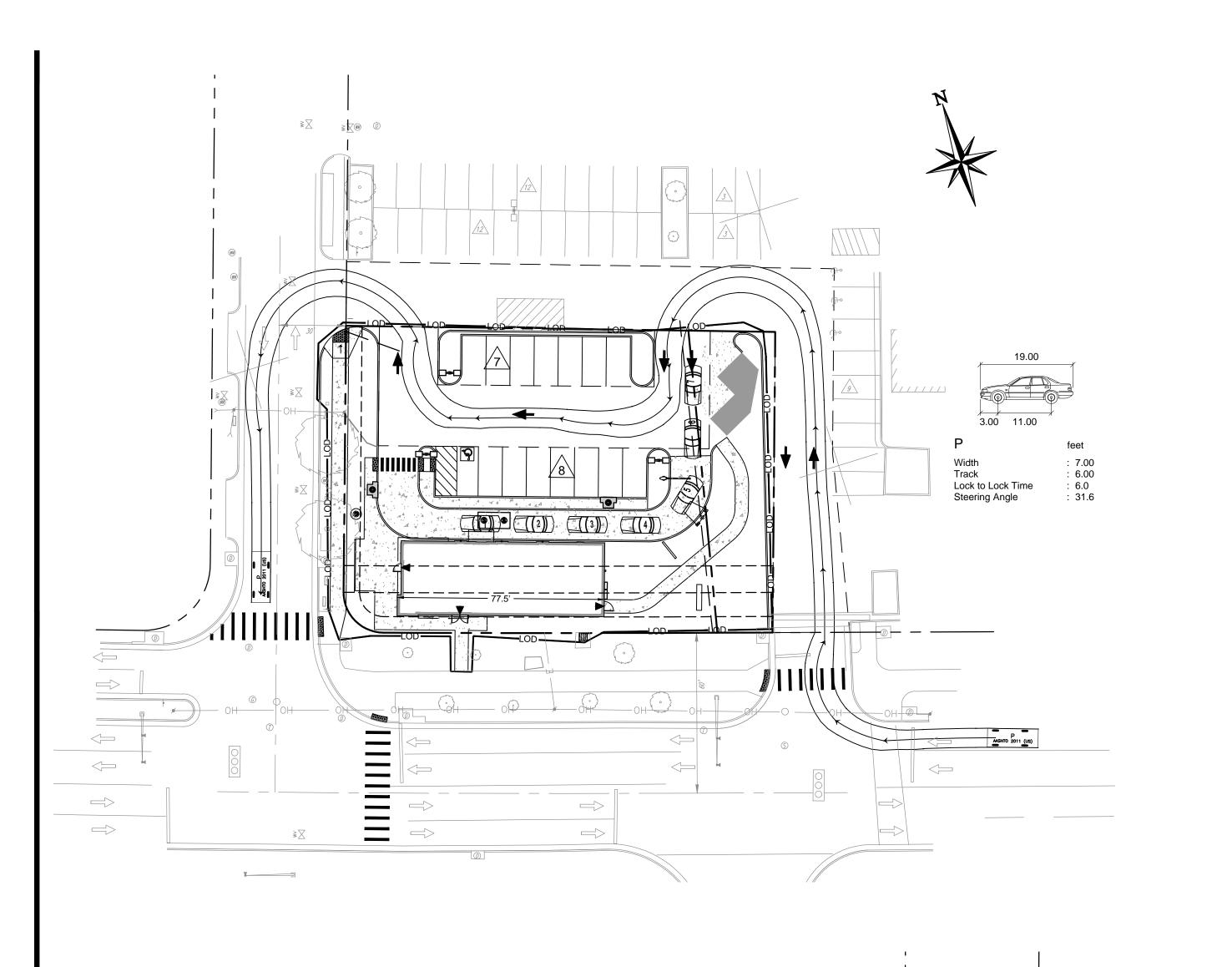
TACO BELL

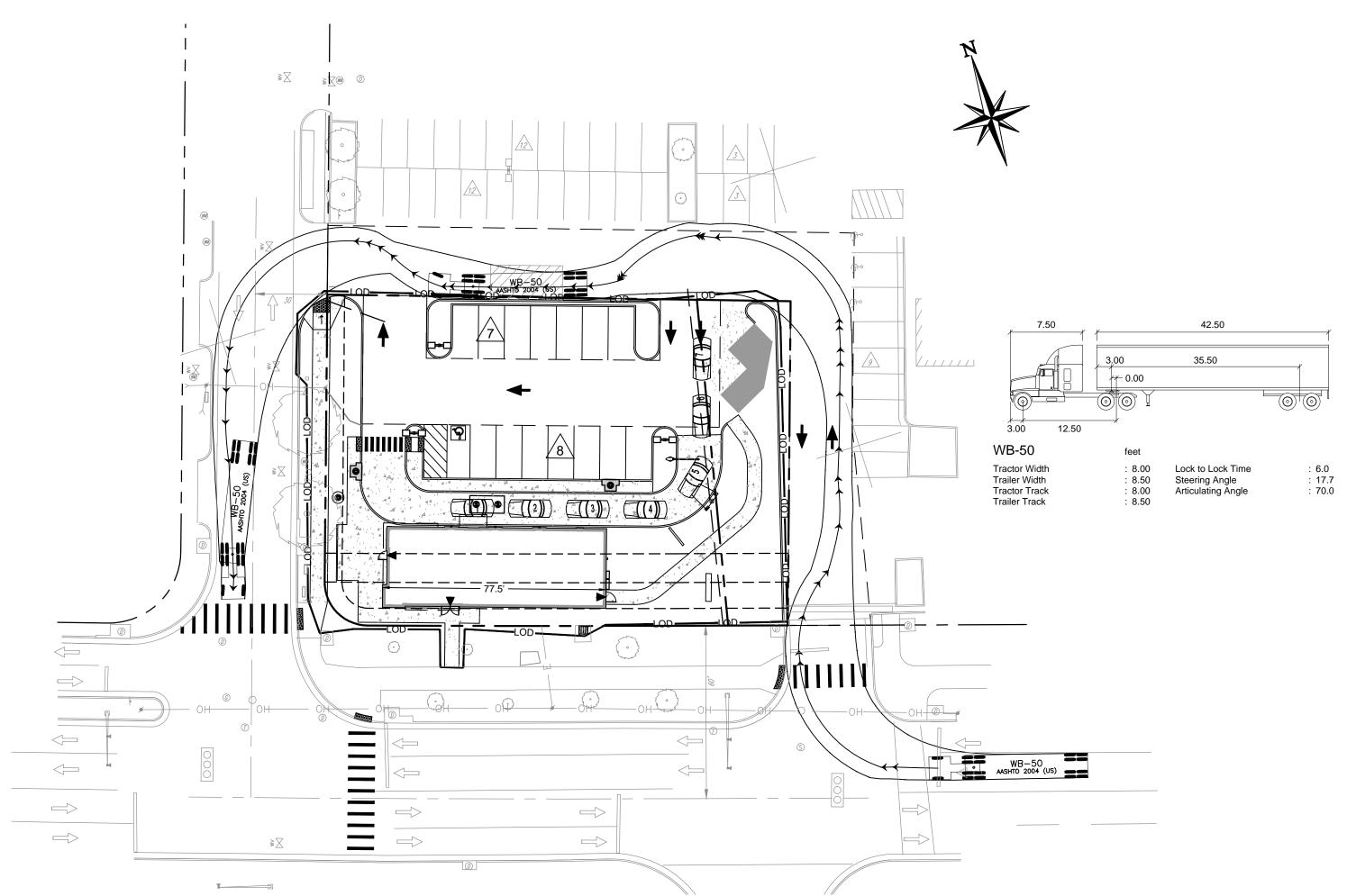
4213 DUKE STREET ALEXANDRIA, VA 22304

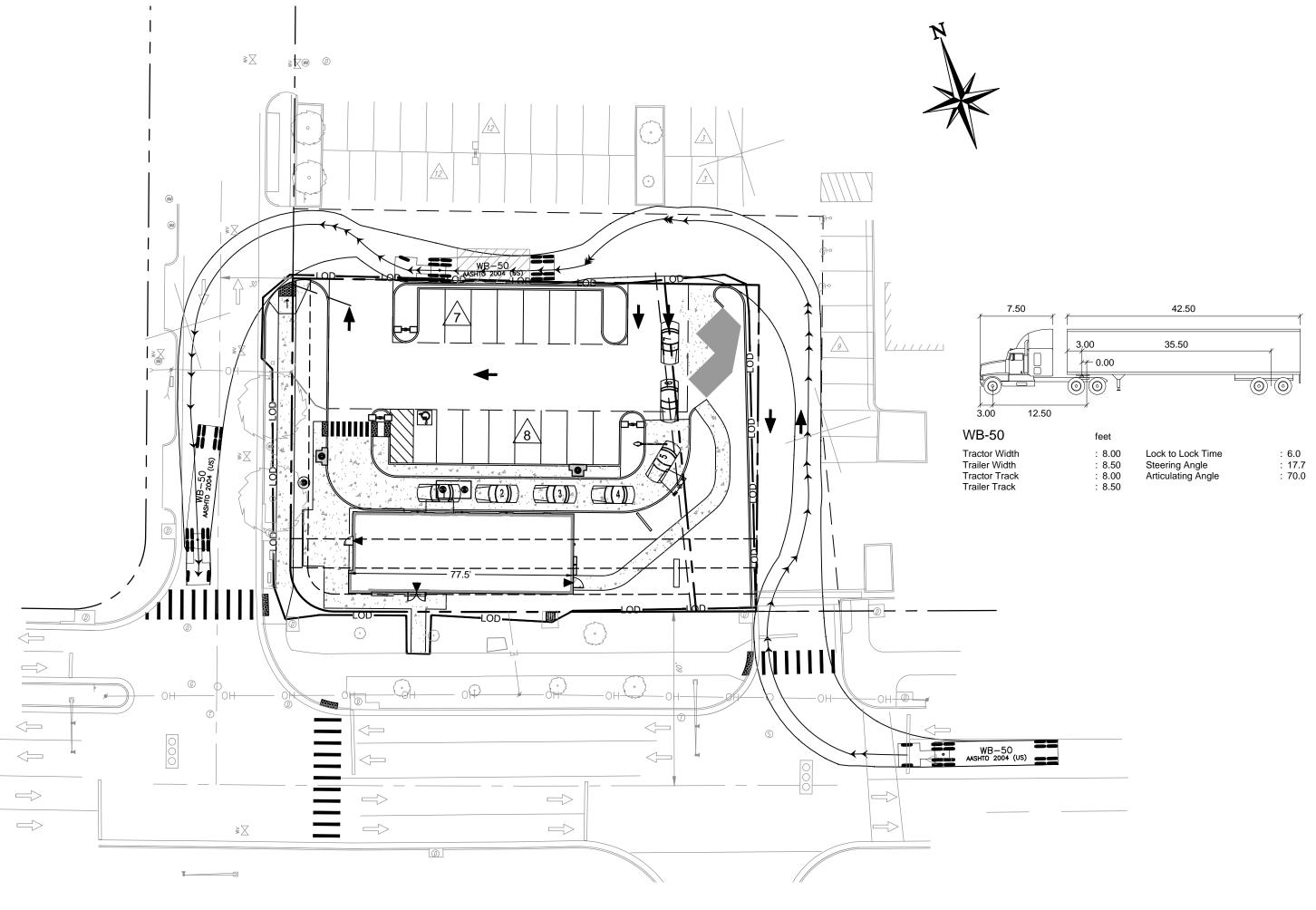


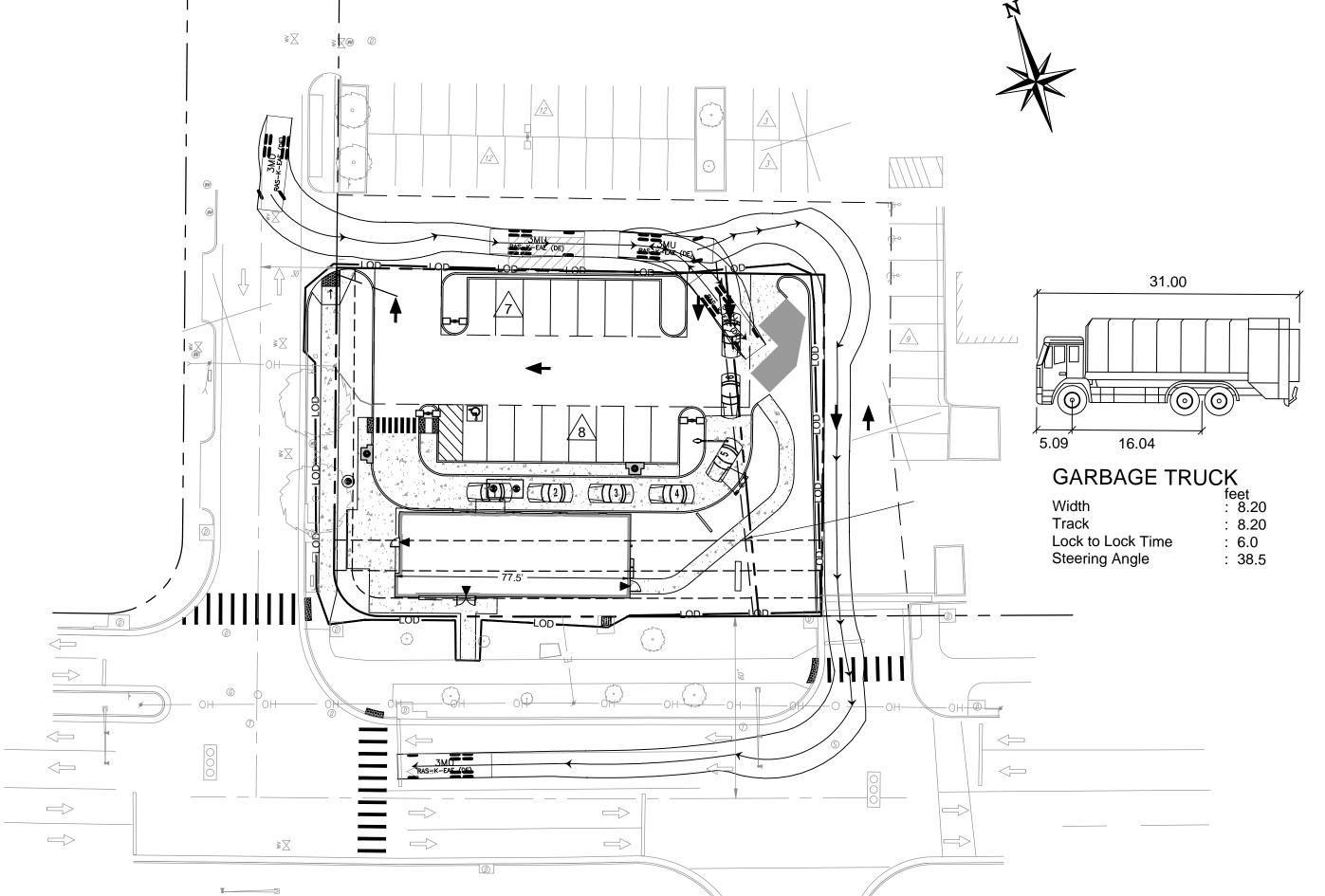
URBAN EDGE

LANDSCAPE NOTES AND DETAILS











GRAPHIC SCALE

APPROVED

DSP NO. <u>2015-0021</u>

DATE RECORDED

INSTRUMENT NO.

DIRECTOR

CHAIRMAN, PLANNING COMMISSION

DEPARTMENT OF PLANNING & ZONING

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DATE

PAGE NO.

08/18/2016 BUILDING TYPE: URBAN EDGE MED40 BUILDING DATE: 310864 STORE No.: 31109 TCB-17637 SCALE: DRAWN BY: CHECKED BY:

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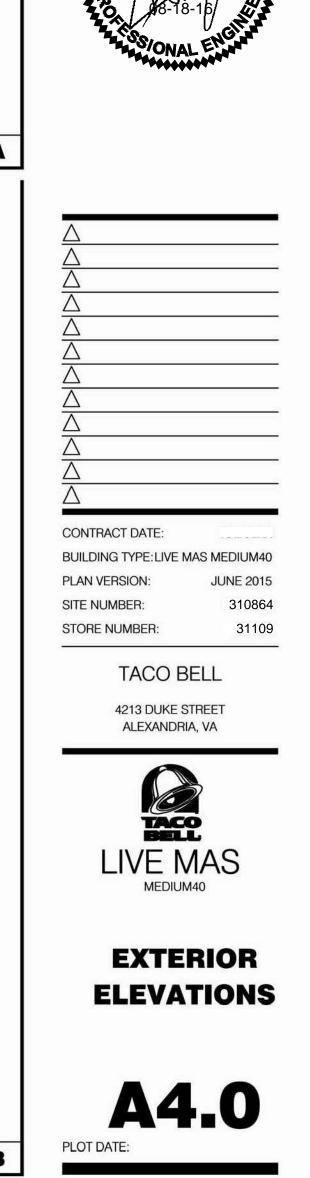
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URBAN EDGE

TRUCK TURN PLAN



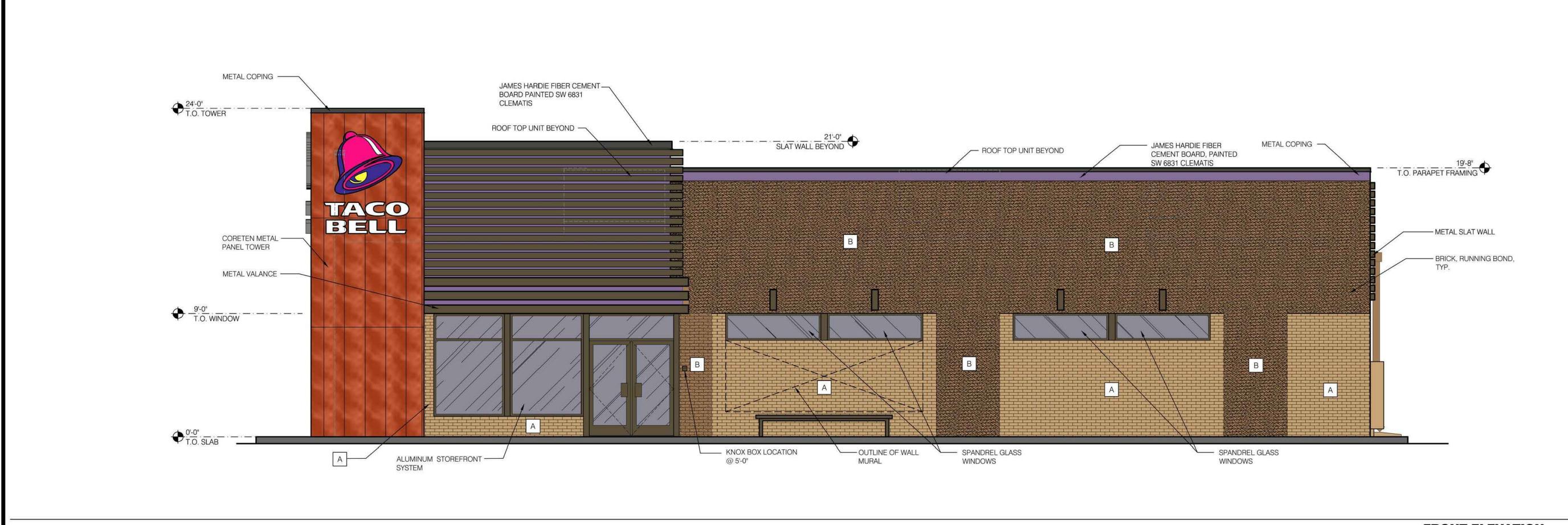


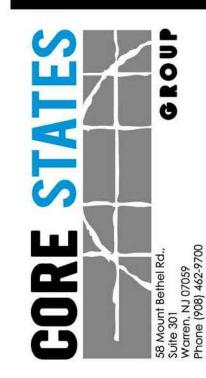
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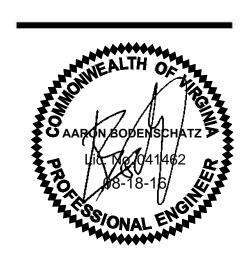
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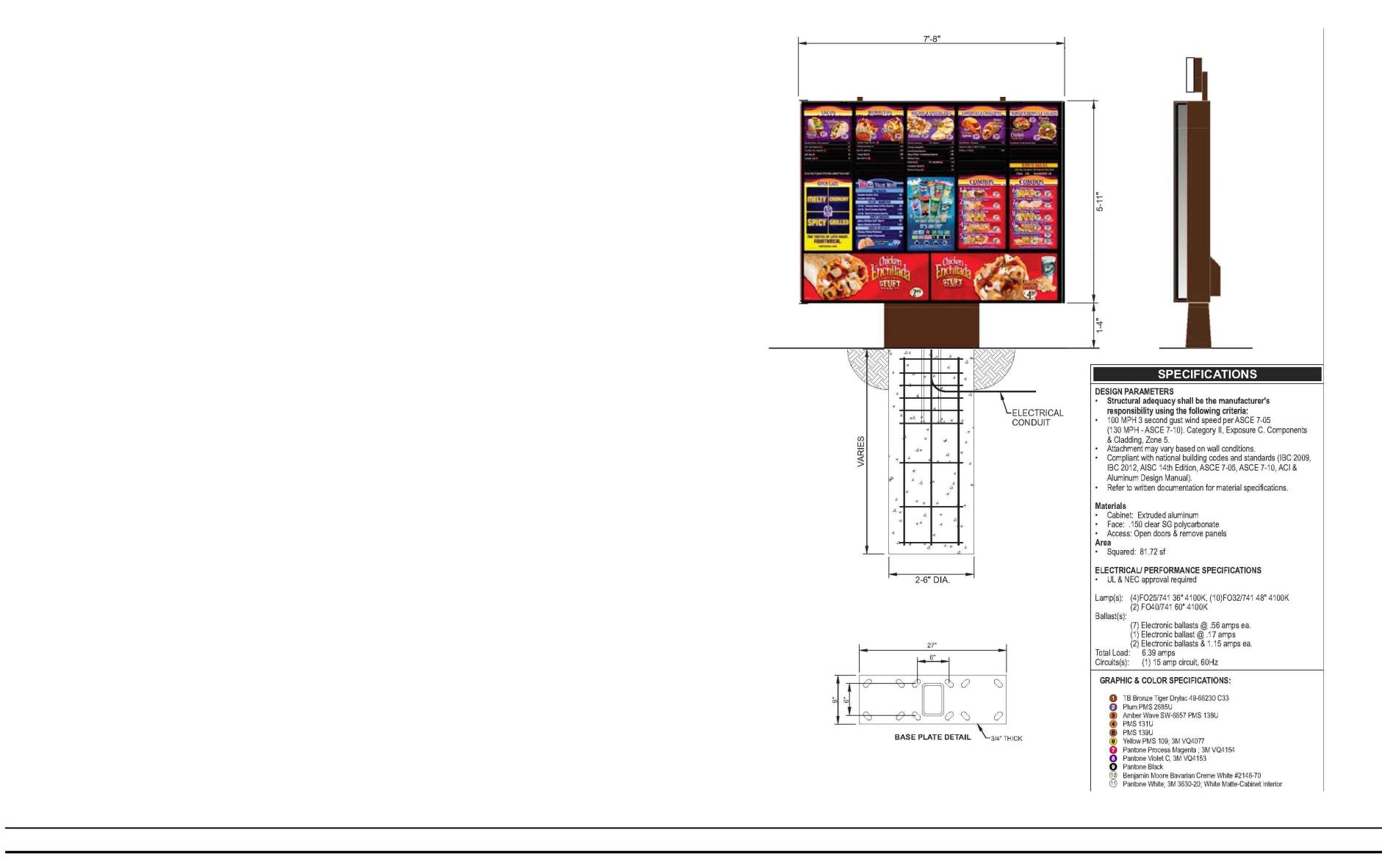
31109

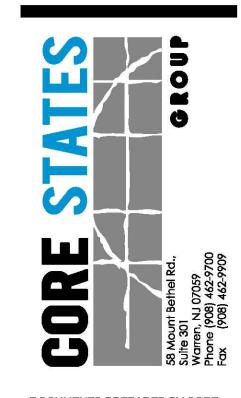
FRONT ELEVATION 1/4"=1'-0" A

RIGHT SIDE ELEVATION 1/4" = 1'-0" B









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MENU BOARD 1/4"=1'-0"

TACO BELL

JUNE 2015

31109

PLAN VERSION:

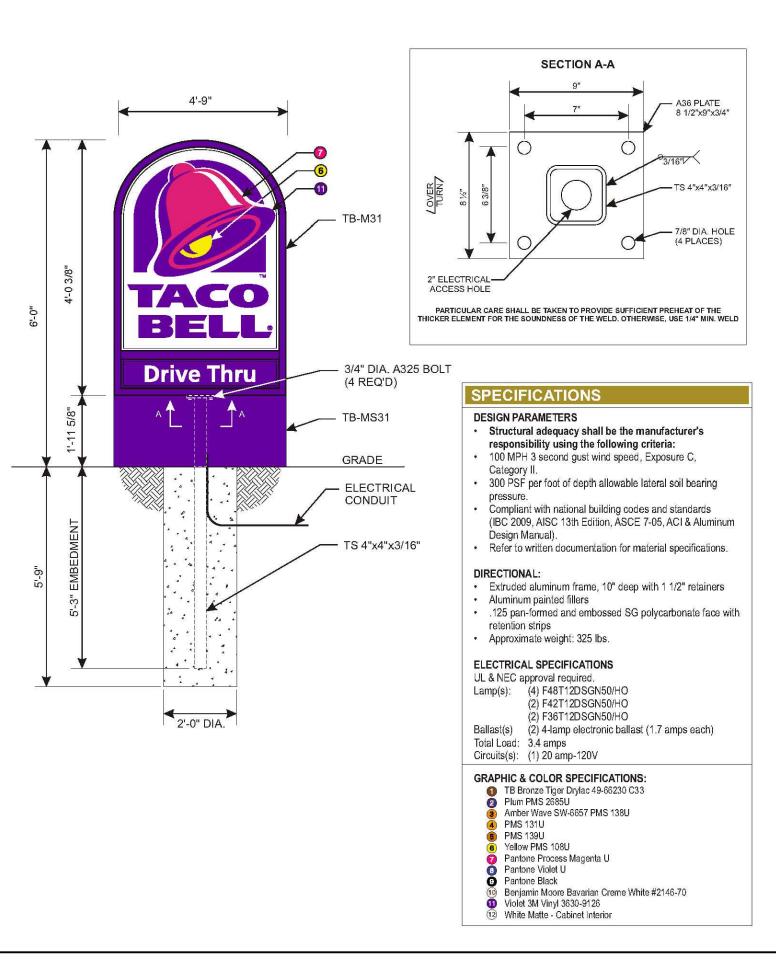
SITE NUMBER:

4213 DUKE STREET ALEXANDRIA, VA



EXTERIOR SIGNS

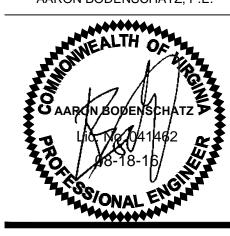
A4.2



DUKE STREET



AARON BODENSCHATZ, P.E.



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DATE

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FLOOR PLAN